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## FINAL TITLE REPORT OF THE DAYTON MILLS

AT

CARSON RIVER MERCURY SITE

DAYTON, NEVADA

FEBRUARY 10, 1993

## SUBMITTED TO:

U.S. ENVIRONMENTAL PROTECTION AGENCY  
REGION IX  
75 HAWTHORNE STREET  
SAN FRANCISCO, CA 94105

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AR0001

# Technical Enforcement Support at Hazardous Waste Sites TES 11 - Zone 4

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DAYTON, NEVADA

FEBRUARY 10, 1993



*Science Applications International Corporation*  
*An Employee-Owned Company*

American Management Systems, Inc.  
A.T. Kearney, Inc.  
Camp, Dresser & McKee, Inc.  
Environmental Law Institute  
Environmental Toxicology International, Inc.

Geosciences Consultants, Ltd.  
National Investigative Services Corporation  
TechLaw, Inc.  
URS Consultants

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## ATTACHMENTS

ATTACHMENT I	SOURCE DOCUMENTS	A-1 TO A-13
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to		
ATTACHMENT XIV	TITLE DOCUMENTS	



AFFIDAVIT

STATE OF NEVADA )  
                              ) ss.  
County of Washoe)


ANN MARIE HARRIS, being first duly sworn, deposes and says:

1. I am the President and General Manager of Comstock Mining Services, a Nevada corporation. I have been appointed as a Commissioned Abstractor by the Governor of the State of Nevada. Through this appointment, I am empowered to make searches of all public records, compile abstracts, make copies of any and all instruments of record in any public office in the State, and certify those copies as being true and correct copies.

2. I have been engaged by Science Applications International Corporation to examine various official records pertaining to mill and land titles at Dayton, Nevada.

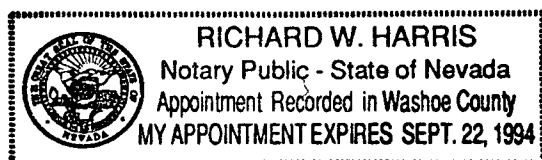
3. I attest that I personally identified, reviewed, and had copied the documents listed in the abstracts which accompany the "Title Report of the Dayton Mills at Carson City Mercury Site, Dayton, Nevada".

DATED this 24th day of December, 1992.

  
Ann Marie Harris

Subscribed and sworn to before me,  
a Notary Public, this 24th day of  
December, 1992.

  
Notary Public



## 1.0 INTRODUCTION

The Comstock Lode was discovered in 1859; numerous mills were quickly constructed to reduce the silver ore from the mines. Due to the prohibitive price of fuel for steam mills, the mills were built on the banks of the Carson River and Six and Seven Mile Canyons where water power was available. The silver ore was transported to the Comstock mills to be crushed and amalgamated with mercury. Almost all of the mercury was lost in the process and was discharged along with other materials into the water. The tailings piles associated with many of these early mills still discharge mercury into the river system today.

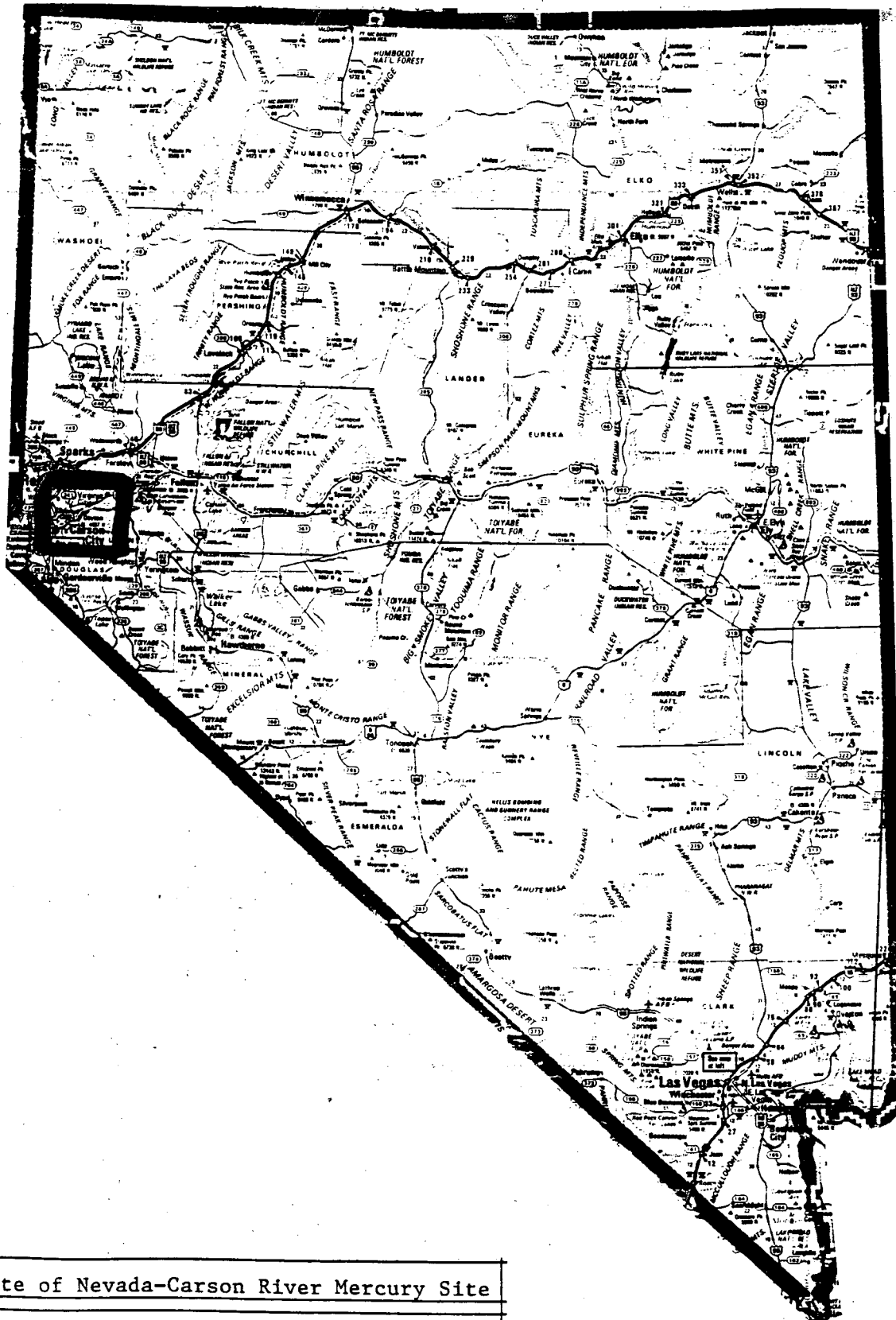
The Carson River Mercury Site encompasses approximately 50-miles of mercury-contaminated sediment along the Carson River and its tributaries of Gold Canyon and Six and Seven Mile Canyons, located in Storey, Lyon and Carson City (formerly Ormsby) Counties, Nevada (Map 1).

In August, 1990, Science Applications International Corporation Technology Services Company (SAIC/TSC) received Work Assignment No. C09038 from the U.S. Environmental Protection Agency (EPA) under Contract No. 68-W9-0008 (TES XI) to provide enforcement support in searching for parties responsible for mercury contamination in the Carson River and its tributaries located in Storey, Lyon, and Carson, Rural and Urban District, Nevada.

SAIC/TSC's preliminary investigation identified 150 millsites as potential locations of mercury production and release. The probable locations of these millsites were determined by researching historic maps and survey records. In October 1991, SAIC/TSC subcontracted with Comstock Mining Services to conduct title searches on millsites within the Carson River basin. Pursuant to EPA request, SAIC/TSC also obtained the services of Piedmont Engineering to perform ground searches to assist both EPA and Comstock Mining Company in locating millsites.

Once title documents were received from Comstock Mining Services, SAIC/TSC was assigned the task of organizing, reviewing, analyzing, and preparing a Title Search Report for EPA. Prior to starting the title search work, the EPA WAM divided the Carson River basin into seven geographic priority areas. The seven geographic areas are Dayton (Map 2), Silver City, Virginia City, 6 Mile Canyon, Gold Hill, New Empire, and Carson River. According to these priorities, EPA and SAIC/TSC developed a schedule for the completion of a draft title search report for each of these priority areas. This Draft Title Search Report of the Dayton Millsites is the first of seven title search reports.

Section 2.0 of this report discusses the identification of the millsites with reference to their names, locations, past and present owners, operators, and periods of operation, where known. This section contains a narrative of the mill title history, a current tax assessor's map showing the approximate location of each millsite, a diagram of the title history (title tree), the title abstract, and preliminary millsite maps. Section 3.0 presents a brief conclusion of the title search findings.



State of Nevada-Carson River Mercury Site

Source: Rand McNally Atlas

Map 2 Dayton Townsite 1956

**PARTIALLY SCANNED  
OVERSIZE ITEM(S)**

See document # 2346500 (1 of 21)  
for partially scanned image(s).

For complete hardcopy version of the oversize document  
contact the Region 9 Regional Records Center – Superfund Division

Source Documents A-1 through A-13 are included in Attachment I. Source Documents B-2, B-4, and B-7 are oversized maps and newspaper articles that due to their size, have not been copied for this report, but are in SAIC/TSC's offices. Documents C-1 through C-55 are title documents for the Woodworth Mill (Attachment II). Documents D-1 through D-68 are title documents for the Kustel and Winters Mill (Attachment III). Documents E-1 through E-19 are title documents for the Birdsall and Carpenter Mill (Attachment IV). Documents F-1 through F-22 are title documents for the Keller and Company Mill (Attachment V). Documents G-1 through G-24 are title documents for the Solomon and Davis Mill (Attachment VI). Documents H-1 through H-34 are title documents for the Sutro Mill (Attachment VII). Documents I-1 through I-40 are title documents for the Illinois Mill (Attachment VIII). Documents J-1 through J-26 are title documents for the Mineral Rapids Quartz Mill (Attachment IX). Documents K-1 through K-46 are title documents for the Rock Point Mill (Attachment X). Documents L-1 through L-32 are title documents for the Freeborn and Sheldon Mill (Attachment XI). Documents M-1 through M-50 are title documents for the Gautiers Quartz Mill (Attachment XII). Documents N-1 through N-27 are title documents for the Succor Mill (Attachment XIII). Documents O-1 through O-6 are title documents for Frenches Mill (Attachment XIV).

## 2.0 TITLE SEARCH

SAIC/TSC subcontracted with Comstock Mining Services to perform title searches for the Dayton Millsites. At EPA direction, Comstock Mining Services conducted the title search from the beginning of mining operations (pre-United States patent) to present. Because much of the mining and milling activity took place on the land prior to the issuance of a patent, the status of legal title of the land at that time came into question. Since many of the Dayton title documents reference the Act of Congress of September 4, 1841, SAIC/TSC assumes that the applicable land disposal method employed by the Federal Government prior to patent was transfer by pre-emption.

Section 10 of the Act of Congress states:

That from and after the passage of this act, every person being the head of a family, or widow, or single man, over the age of twenty one years and being a citizen of the United States,...who...has made or hereafter shall make a settlement in person on the public land...which has been or shall have been surveyed prior thereto, and who shall inhabit and improve the same, and who has or shall erect a dwelling thereon, shall be, and is hereby authorized to enter with the register of the land office for the district in which such land may lie, by legal subdivisions, any number of acres not exceeding one hundred and sixty, or a quarter section of land, to include the residence of such claimant, upon paying to the United States the minimum price of such land, subject... to ...exceptions....

According to current discussions on pre-emptive rights, "[t]he right acquired by the settler was not a title, a common-law estate, or an interest in the land or the legal title thereto. It was not even an option to purchase the land. It was merely a right of occupancy with preference as to purchasing when the government should elect to sell. The legal title could be obtained thereafter by means of

a patent." 5B Thompson, Thompson on Real Property Sec. 2724 (1978 Replacement Volume)

The pre-emption rights do not preclude the pre-emptor from selling or otherwise disposing of the land after entry has been made. Since mortgages are not grants or conveyances, the right of a pre-emptor to mortgage his interest has been upheld.

In this light, the prepatent transfer of property by sale, lease, or mortgage appears to be a valid conveyance of an imperfect title. Thus prepatent owners should be considered "prior owners" under 42 U.S.C. 9607 (a)(2).

The title search for the Dayton millsites was performed from January through April 1992. At the time the title search was conducted, the exact location of some millsites was unknown. Subsequent ground searches of the area based on title documents and other sources, have determined the locations of the millsites. The parameters used in the title search may not fully encompass the area which was later determined to constitute the millsite. Further, the title narrative may not reflect the current assessed owners of some parcels, indicating that conveyances have occurred since the title search was conducted.

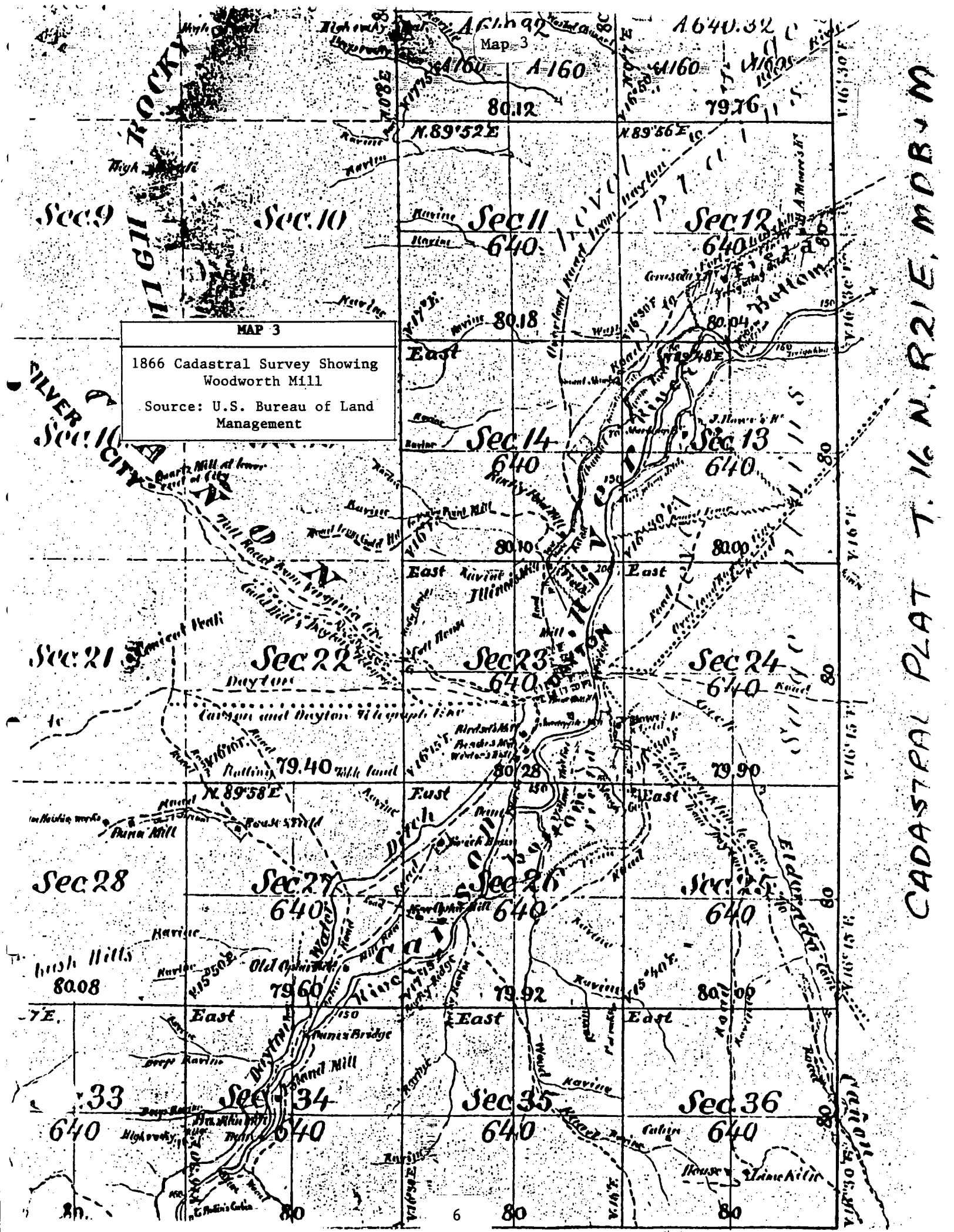
## 2.1 Woodworth Mill

The Woodworth Millsite may have contained as many as three separate mills. As discussed below, these mills were known at various times by different names, including the Woodworth Mill, the Woodworth & Hastings Mill, the Hastings & Co. Mill, the Mosheimer Mill, the Ophir Mill and the New Ophir Mill. As noted below, there are some inconsistencies and gaps in the early history of the Woodworth site.

According to the July 1865 survey made of the township by the United States Government, the mill bears N. 8 1/2° E. from the common corner of Sections 26, 27, 34 and 35, and bears S. 29° E. from the quarter corner between Sections 26 and 27, T. 16 N., R. 21 E., Mount Diablo Base Meridian (MDBM). Two structures are indicated at this site on the 1866 Cadastral Plat and the Record of Survey at Book B of Surveys, Pages 170-172 (Maps 3 and 4).

One of the first mills in the territory, the Woodworth Mill was erected by Joseph Woodworth and James Walsh in the fall of 1859 (A-1;013109). Woodworth and Walsh were either already partners with Joseph W. Hastings (Hastings), William Stewart (Stewart), and John B. Winters (Winters), or brought them in as partners soon thereafter. The exact origins of these parties' interests are unclear due to incomplete documentation and the complex nature of those transactions that are documented.

On July 23, 1860, Woodworth deeded to Hastings a 32.5% interest in 300 acres of land and a mill on that land operated by Woodworth, Stewart and Hastings (C-3). On that same day, Hastings granted Winters a 10% interest in the same property and mill (C-1), receiving a mortgage from Winters on that interest (C-2). In August of 1860, a lease was granted by the "Quartz Mill of the Carson River





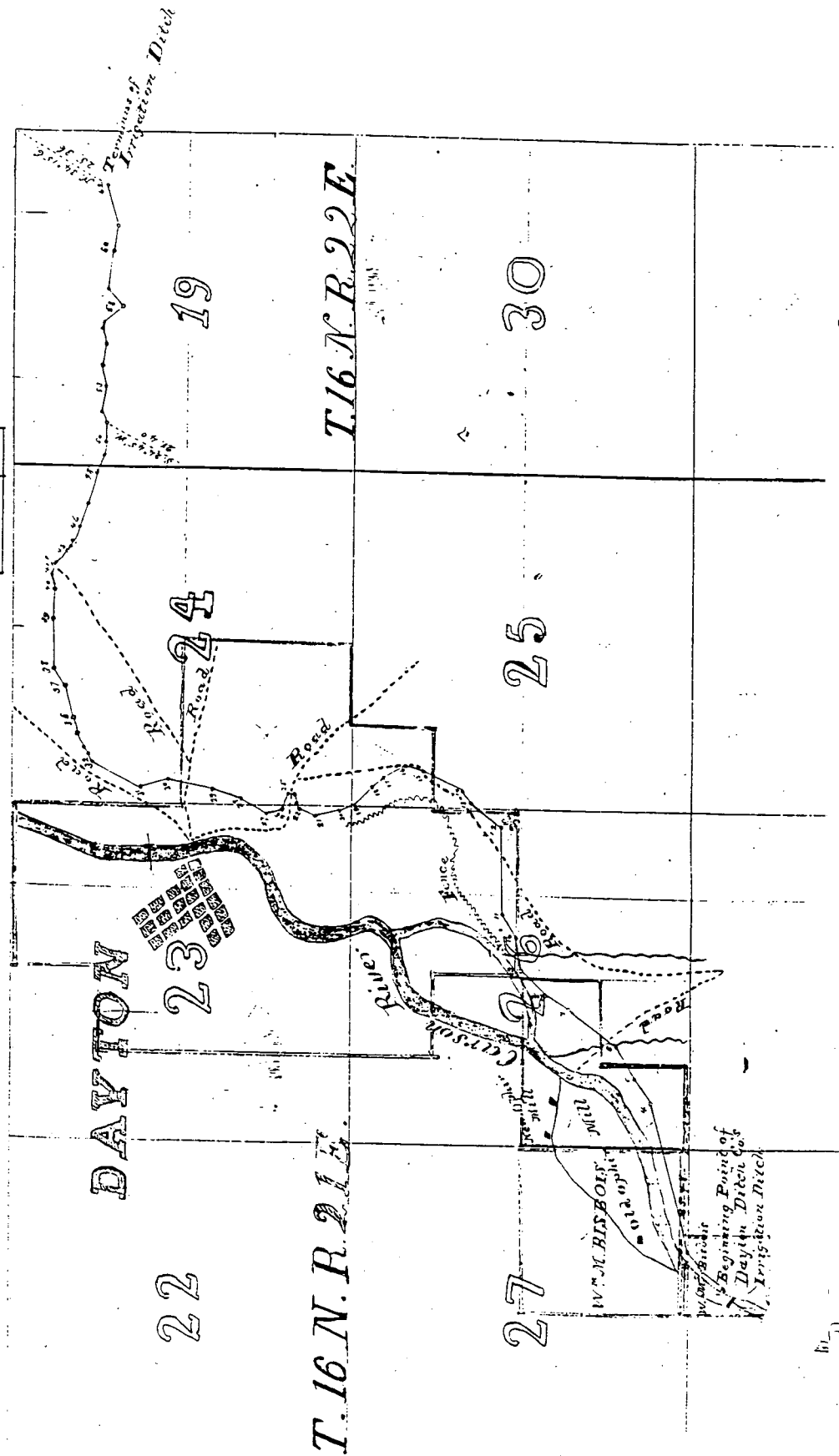
Book B  
Page 170

Map 4

MAP 4

Record of Survey of Woodworth Mill

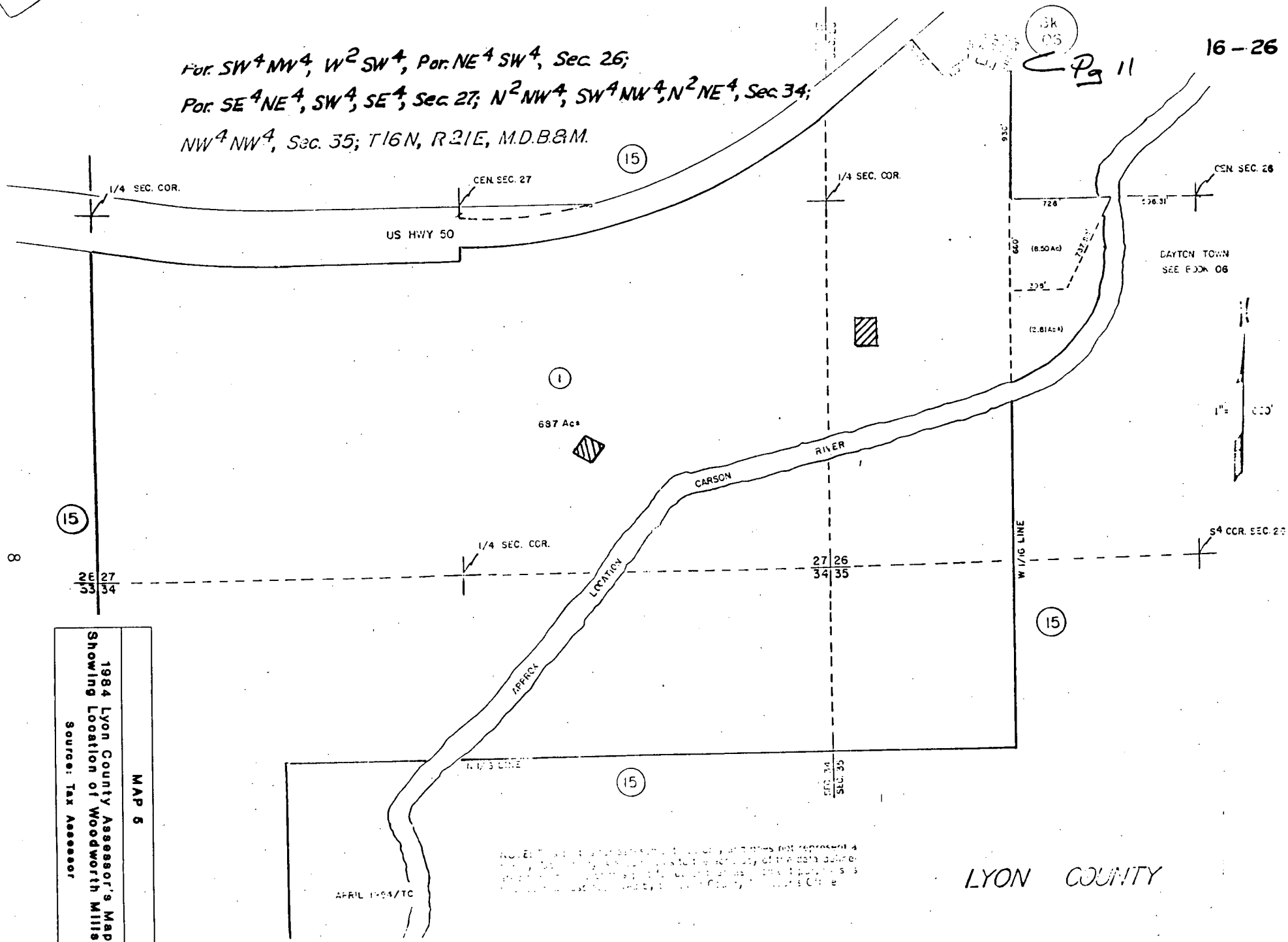
Source: Lyon County Recorder



Por. SW<sup>4</sup>NW<sup>4</sup>, W<sup>2</sup>SW<sup>4</sup>, Por. NE<sup>4</sup>SW<sup>4</sup>, Sec. 26;  
 Por. SE<sup>4</sup>NE<sup>4</sup>, SW<sup>4</sup>, SE<sup>4</sup>, Sec. 27; N<sup>2</sup>NW<sup>4</sup>, SW<sup>4</sup>NW<sup>4</sup>, N<sup>2</sup>NE<sup>4</sup>, Sec. 34;  
 NW<sup>4</sup>NW<sup>4</sup>, Sec. 35; T16N, R21E, M.D.B.&M.

16-26

Sk  
 05  
 Pg 11



MAP 6  
 1984 Lyon County Assessor's Map  
 Showing Location of Woodworth Millsite  
 Source: Tax Assessor

NOTE: This map is a representation of the land and does not represent a  
 legal description. It is intended for informational purposes only. The assessor  
 is not responsible for any errors or omissions. This map is subject to  
 change without notice.

LYON COUNTY

APRIL 1984/TC

Mining Company" operating under the name of "J.W. Hastings & Company" to Joseph Mosheimer and Guido Kustel operating under the name of Mosheimer & Kustel for a term of three years to erect and run a quartz mill (C-5). On August 8, 1860, Mosheimer & Kustel gave a mortgage on the leased property to Mrs. Mary Klein (C-4).

One month later, on September 8, 1860, Mosheimer & Kustel entered into an agreement with Joseph Sorber under which Sorber was to pay \$4000 and enlarge "the quartz mill of Mosheimer & Kustel situated in Carson River, Nevada Territory known as Woodworth & Hastings Mill" in exchange for Sorber's receiving a 25% interest in the mill (C-6). From these documents, it is not entirely clear whether the Mosheimer & Kustel mill was actually built.

On December 4, 1860, a one-half interest in the "Mosheimer Mill," rights to which were acquired in the September 8, 1860 lease agreement, was conveyed to Winters by Mosheimer & Kustel (C-16). The miscellaneous volume covering this period has not been located, so the further history of the lease is unavailable. While the interest conveyed by C-16 suggests that the mill existed, it is questionable, given practical considerations of time and technology, whether a new mill could have been constructed this quickly. Moreover, it appears odd that Mosheimer and Kustel, as lessees, were trying to transfer an apparent fee interest.

On September 21, 1860, Woodworth conveyed a 17.5% interest in the mill and property of "Woodworth & Company," consisting of 320 acres, to Stewart (C-7). That same day, Woodworth granted Stewart, Hastings and Winters a 30% interest in the same property (C-8). Meanwhile, and also on September 21, James Walsh granted Woodworth one-half of a 37.5% interest in the same property (C-9). On September 24, 1860, Stewart, Hastings and Winters executed a mortgage in favor of Woodworth on the property (C-10), while Winters individually executed a mortgage to Hastings for shares in the property (C-11). Several days later, on September 29, 1860, a deed from "William Stuart" [sic] conveyed an additional 8.75% interest in the property to Winters (C-17). Stewart, Hastings and Winters were granted a petition seeking water rights in connection with the operation of the "Hastings Quartz-Mill" on October 24, 1860 (A-1;013109). Their petition, granted by the county probate judge and selectmen, claimed that they were the owners of the "water rights acquired by Woodworth and Walsh, who located the said place on or about the 9th of July 1859, and who soon after constructed a Quartz Mill." This suggests that the Hastings and Woodworth mills may have been one and the same.

On November 8, 1860, a "Certificate of Survey to Hastings, Winters & Stewart" was issued by the County Surveyor (C-12). It contains a detailed metes and bounds description, consisting of 525.79 acres, and shows only one mill on the property.

On December 3, 1860, there appear to have been two deeds executed by Hastings to John R. Harold and John Drynan (C-14, C-15). Each of these deeds purport to convey a 42.5% interest in the property "formerly owned by Woodworth, Walsh & Co." as well as the mill "now erected and in operation upon the premises aforesaid". It is possible that one of these transfers may be redundant or repetitive because while the exact nature of the various parties' interests at that point in time is not entirely clear, it does not appear that Hastings had an 85% interest. In addition, on that same date, December 3, Harold and Drynan

executed a mortgage in favor of Hastings for a 42.5% interest in the property (C-13). The existence of only one mortgage also suggests that there was only one transfer of a 42.5% interest.

There are, however, several other inconsistencies surrounding these transactions. First, while both deeds were executed on the same day, C-14 was recorded on December 15, 1860, while C-15 was not recorded until March 19, 1861. Second, on January 1, 1861, Harold executed a deed of trust (C-18) and a mortgage (C-19) to Drynan, each for one-half of a 42.5% interest in the former Woodworth & Walsh Co. mill and property. The deed of trust (C-18) was recorded on January 5, 1861 in Carson County Records (CCR) Deeds Book C, pages 502-504. The mortgage (C-19) was recorded in CCR Mortgages Book A, pages 57-58 on March 19, 1861. These facts raise the possibility that the parties were trying to protect themselves by recording the transactions in all possible places (in both the deed and mortgage books).

It does not appear possible to clarify these transactions by attempting to analyze what interests were later transferred by Harold and Drynan to other parties. There are no records of any later deeds from Harold or Drynan beyond those discussed above. There is a notation on the mortgage executed by Harold in favor of Drynan indicating that it was satisfied on May 20, 1861.

Further complicating matters is the fact that there are two mortgages by John Drynan in favor of Joseph Woodworth dated May 1, 1861, and recorded on May 20, 1861 (C-20, C-21). Both of these mortgages are for a 42.5% interest in the property. One was recorded in CCR Book A of Mortgages while the other was recorded in CCR Book C of Deeds. It would appear by the deed of trust and mortgage from Harold to Drynan that Harold intended to transfer his full interest to Drynan, thus enabling Drynan to mortgage the full interest. However, the nature of the transaction between Drynan and Woodworth is unclear, because while the above mortgages are recorded, there is no indication of any deed or deeds transferring from Drynan to Woodworth.

It is possible that the record of the deed or deeds from Drynan to Woodworth is missing, because, following a March 1, 1862 conveyance by Winters to Stewart of a 28.75% interest in the property (C-22), it appears that Winters, Stewart and Woodworth had a 100% interest in the property. In Kelley's 1862 Directory, this mill was identified as the Carson River Quartz Mill and the proprietors were reported to be Joseph Woodworth, William Stewart, and John B. Winters. The Mill contained 10 stamps and 4 large arrastras and was powered by water brought through a ditch 23 feet wide and 2000 feet long. It had the capacity to crush 20 tons of ore a day. (A-2;A011026)

Woodworth, Stewart and Winters transferred what appears to be a 100% interest including the entire 525.79 acres and mill to the Ophir Silver Mining Company (a California corporation) on January 13, 1863 (C-23). Historical accounts suggest that the Ophir Silver Mining Company rebuilt the mill the following year (A-3;A008136). However, at least one contemporary map shows that by 1867, there were two mills on the property, the "Woodworth Mill" and the "Ophir Mill". In the 1865 Annual Report of the Surveyor General, the new Ophir Mill was described as being erected in 1864, being powered by steam and water, and having 24 stamps

and 15 pans with a crushing capacity of 35 tons per day. The mill worked ore from the Yellow Jacket and Ophir mines (A-4;A008364) (B-4;A008572).

There is a possible gap or lack of clarity in the title for the property at this point. The next documented transactions are the grants of patents from the U.S. Government to William Brisbois on October 10, 1866. These grants include the southwest quarter of the southwest quarter of Section 26, amounting to 40 acres (C-24), the southeast quarter of Section 27, amounting to 160 acres (C-25), and the north half of the southwest quarter of Section 26, amounting to 80 acres (C-26). These grants total 280 acres. There is also a gap in the title history of the remainder of the property, which picks up with the transfer on June 1, 1867 of the southeast quarter of the northeast quarter of Section 27 and the southwest quarter of the northwest quarter of Section 26 from Lucy Frazier to the Ophir Silver Mining Company (C-27). The title documents do not explain who Frazier or Brisbois were or what their interest in the property was.

On October 23, 1869, Ophir Silver executed a deed conveying the property "formerly known as the property of the 'Carson River Mining Company' since and now known as the Woodworth, or Ophir, Mill property consisting of a Quartz Mill . . . and . . . 525.79 acres of land" to W. S. Hobart (C-29). This parcel will be referred to as "Parcel A."

Hobart deeded a one-half interest in 529 (not 525.79; apparently a transcription error) acres formerly owned by the Ophir Silver Mining Co., including a quartz mill formerly known as the Woodworth Mill, along with a one-half interest in a flume constructed by Hobart from Silver City to the quartz mill "for the purpose of carrying tailings to said Mill," to James C. Flood, W. D. O'Brien, doing business as Flood & O'Brien, J. W. Mackay and J. G. Fair on June 14, 1870 (C-30). This deed did not specifically transfer an interest in the tailings themselves, nor is there a map which shows the location of the flume. The deed broke out the interest as follows: Flood & O'Brien; three-sixteenths, Mackay; three sixteenths, and Fair; one-eighth.

Meanwhile, on July 1, 1870, Hobart mortgaged his remaining one-half interest in 525 (not 529) acres, the mill, the flume and "also 1/2 of the tailings carried and deposited at said mill by said flume" to L. P. Drexler (C-31). This document reads like a deed rather than a mortgage, but the "defeasance" that immediately follows in the record (C-32), clarifies the first document's role as a mortgage in light of other monies then being owed by Hobart to Drexler. On September 12, 1870, Drexler reconveyed his interest back to Hobart in an apparent satisfaction of the mortgage (C-33).

On the next day, September 13, 1870, Hobart conveyed a one-half interest in the property, including the mill, flume and tailings, to John W. Mackay and James G. Fair (C-34). This document reads like, and is recorded as, a deed. However, an indenture executed January 6, 1872 by Mackay and Fair (C-35) indicates that the parties intended C-34 to be a mortgage for repayment of \$35,000, and that C-35 was intended as a reconveyance to Hobart due to his satisfaction of that mortgage.

Throughout this period, contemporary accounts indicate that the mill continued to operate. In the 1869-1870 State Mineralogist Report for Lyon County, the

Woodworth Mill was reported to have 24 stamps and 12 pans (A-5;A008529). In the 1871-1872 State Mineralogist Report, and the 1876 Land of Silver, the Woodworth Mill was reported to have 24 stamps and a crushing capacity of 48 tons of ore per day (A-6;A011002) (A-7;A005026).

Hobart could not seem to hang on to his remaining one-half interest, and on December 15, 1875, he conveyed it (again described as 529 acres) to the Nevada Bank of San Francisco (C-36). This conveyance did not specifically include the flume or tailings. It was recorded at the request of Wells Fargo & Co.

Later that month, on December 22, 1875, James Fair conveyed a one-half interest in the southwest quarter of the northwest quarter of Section 26 (Parcel B) to the Nevada Bank of San Francisco (C-38), and in a separate transaction, the same interest to the Pacific Mill & Mining Co. (C-37). These transactions were recorded at the request of Wells Fargo & Co.

On January 2, 1904, Pacific Mill and Mining and the Hobart Estate Co. conveyed to W. J. Westerfield their interests (C-39) in property described in a metes and bounds description and recorded as "being the same property mentioned in a deed from the 'Ophir Silver Mining Company' to W. S. Hobart dated October 23rd, 1869," (Parcel A) along with another parcel described as the southwest quarter of the northwest quarter of Section 26, this being the same property as described in a deed from J. G. Fair to Pacific Mill and Mining, dated December 22, 1875 (Parcel B). Fair had already conveyed a 1/2 interest in that parcel, parcel B, to the Nevada Bank of San Francisco on that same date (C-38), in addition to the interest transferred to Pacific Mill and Mining Company. There is no indication of the Nevada Bank of San Francisco conveying out its interest.

Later that month, on January 18, 1904, Louise Mackay and Clarence Mackay conveyed their interest in the property (apparently Mackay's 3/16) to Westerfield (C-40). Likewise, on January 21, 1904, Theresa Oelrich, Virginia Vanderbilt and James L. Flood (who was the President of Pacific Mill and Mining Co.) (C-39) conveyed their interest (apparently Flood & O'Brien's 3/16) to Westerfield (C-41). Westerfield conveyed Parcels A and B to Henry Combellick on April 16, 1904 (C-42).

On July 5, 1905, Ophir Silver deeded the southeast quarter of Section 27, and the west half of the southwest quarter of Section 26 to Henry Combellick and John Depaoli (C-43). On February 20, 1907, Combellick and Depaoli executed an agreement declaring that they each held a one-half undivided interest in property held by either of them (A-8). At this point, it appears that the entire Woodworth parcel was in the hands of Depaoli and Combellick.

Combellick deeded his interest in the property to Depaoli on March 13, 1914 (C-44). Depaoli entered into a sales agreement with Marsilio Sorani and Constantino Benedetti for Parcels A and B on January 30, 1915, excepting from the transaction "all that portion of the property lying on the "Northerly side of the Southern Pacific Railroad track, together with the dwelling house" on that side of the tracks (C-45). This agreement also contained the purchasers' agreement to assume two mortgages taken out by Depaoli, one held by Alfred Chartz, and one held by Margaret Mack (these mortgages are not included because the mortgage books were not searched).

On March 21, 1918, Benedetti assigned his one-half interest in the property to Alfred Chartz (C-46, C-47). These documents appear to be redundant, except that C-45 does not include Parcel B. Both documents are dated and recorded at the same time. Alfred Chartz agreed to transfer this interest to Marsilio Sorani and Cesira Sorani on March 10, 1919 (C-48). A deed on this same date from Depaoli's estate to Sorani conveys the entire interest in Parcels A and B to Sorani in consideration of the outstanding mortgage balance (C-49).

At this point there is an unexplained gap in the title history. The property again falls into the hands of the Chartz family through means which are not documented. On October 19, 1943, Emma Chartz, apparently the widow of Alfred Chartz, conveyed the property to her children, Helen Haley, Beatrice Chartz and John M. Chartz (C-50). The Chartz children conveyed the property to Pio Quilici on January 1, 1948 (C-51). Quilici, in turn, granted it to Mary Louise Darling on July 26, 1950 (C-52). There was an action to quiet title decided in 1953, which, although it did not affect the ownership of these parcels, resulted in a correcting deed from Quilici to Darling on August 3, 1953 (C-53).

Darling and her husband, Blake Darling, conveyed the property to John D. and Kathleen Winters on February 14, 1955 (C-54). In an agreement dated October 10, 1975 (not searched), the Winters transferred the property into the JohnD (sic) Winters Family Trust. On November 8, 1983, the Winters as co-trustees of the Trust, conveyed the property to Winters Sunrise Properties (C-55), a Nevada general partnership, completing the title history for this property. The current assessed owners of the historic millsite parcels are:

#### Current Assessed Owners

<u>Parcel No.</u>	<u>Owner</u>
16-261-03	Winters Sunrise Properties
16-261-05	c/o John N. Winters
16-261-06	P.O. Box 2233
16-261-07	Dayton, Nevada 89403
16-261-04	Winters, John & Kathleen TRS
	P.O. Box 2233
	Dayton, Nevada 89403
06-111-01	Dennis, Owen
	P.O. Box 4218
	Carson City, Nevada 89702
06-111-02	Clinger, Donald & Sherrie
	P.O. Box 1291
	Dayton, Nevada 89403
06-112-01	DeMarzo, Frances L.
	P.O. Box 456
	Dayton, Nevada 89403

06-112-02	Thurman, Demar 2655 Country Club Dr. Fallon, Nevada 89406
06-112-04	Haas, Florence/Roger/Vicki E. P.O. Box 1551 Dayton, Nevada 89403
06-112-05	Firestone, Thomas E. & Dixie Lee P.O. Box 411 Dayton, Nevada 89403
06-112-06	Ford, Vera P.O. Box 577 Dayton, Nevada 89403
06-112-27	Southern Pacific Transportation c/o Larry Bennett One E First St. #904 Reno, Nevada 89501
16-151-06	Moffett, Melinda P.O. Box 83 Glenbrook, Nevada 89413
16-151-20	Serpa, John C. P.O. Box 1724 Carson City, Nevada 89702
16-151-37	Bureau of Land Management
16-151-40	Bureau of Land Management
none	State of Nevada Department of Transportation (land under Highway 50)

The title tree, title abstract, and Preliminary Millsite Map for the Woodworth Millsite follow. The title documents are contained in Attachment II.



Figure 1 Woodworth Title Tree

**PARTIALLY SCANNED  
OVERSIZE ITEM(S)**

See document # 2346500 (2 of 21)  
for partially scanned image(s).

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## WOODWORTH MILLSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
07-23-1860	Deed	Joseph W. Hastings	John B. Winters	300 acres and mill 1/10 operated by Woodworth, Stewart, Hastings and others	10-04-1860	CCR Deeds C	215-216	Also LC/CCR Deeds A/153-155 (C-1)
07-23-1860	Mtg.	John B. Winters	Joseph W. Hastings	against 1/10 of 300+ acres	10-01-1860	CCR Deeds B	621-623	(C-2)
07-23-1860	Deed	Joseph Woodworth	Joseph W. Hastings	32½ / 100 of 320 acres and quartz mill operated by Hastings Stewart and Woodworth	03-14-1861	CCR Deeds A	347	Also LC/CCR Deeds A/355-357 (C-3)
08-08-1860	Mtg.	Joseph Mosheimer Guido Kustel	Mrs. Mary Klein	against Woodworth & Hastings Quartz mill (10-stamps) and land (+30 Hungarian amalgomators)	10-01-1860	CCR Deeds B	623-626	(C-4)
08-09-1860	Art. of Agreement	Quartz Mill of the Carson River Mining Company dba J. W. Hastings & Co.	Guido Kustel Joseph Mosheimer dba Mosheimer & Kustel	3 year lease for ground & water to erect and run a 10-stamp mill	10-02-1860 Carson City. Co.	CCR Deeds B	626-627	(C-5)
09-08-1860	Agreement	Mosheimer & Kustel	Joseph Sorber	Sorber paid \$4,000 to enlarge Mosheimer & Kustel mill aka Woodworth & Hastings mill. Conveys 1/4 of 10 stamp mill to Sorber	04-24-1861	CCR Powers	104	(C-6)
09-21-1860	Deed	Joseph Woodworth	William Stewart	17½ / 100 as in A/113-115	10-02-1860	CCR Deeds B	637-638	Also LC/CCR Deeds A/115-117 (C-7)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
09-21-1860	Deed	Joseph Woodworth	William Stewart Joseph W. Hastings John B. Winters	30/100 as in A/113-115	10-02-1860	CCR Deeds A	638- 639	Also LC/CCR Deeds A/117-119 (C-8)
09-21-1860	Deed	James Walsh	Joseph Woodworth	$\frac{1}{2}$ of 37 $\frac{1}{2}$ / 100 Mill and Property of Woodworth and Company (320 acres)	10-01-1860	CCR Deeds B	635- 636	Also LC/CCR Deeds A/113-115 (C-9)
09-24-1860	Mtg.	William Stuart Joseph W. Hastings John B. Winters	Joseph Woodworth	against mill and property of Woodworth & Co. (320 acres)	10-03-1860	CCR Deeds B	205- 206	(C-10)
09-24-1860	Mtg.	John B. Winters	Joseph W. Hastings	against shares of millsite (320 acres) and mill of Woodworth & Co.	10-24-1860	CCR Deeds B	303- 304	(C-11)
09-29-1860	Deed	William Stuart	John B. Winters	8-3/4 / 100 Mill of the Woodworth and Company and 320 acres	01-19-1861	CCR Deeds C	535- 536	Also LC/CCR Deeds A/209-211 (C-17)
10-29 & 10-30-1860	Survey of Land Claim	County Surveyor	Joseph W. Hastings John B. Winters William Stuart	525.79 acres including mill house and stable	11-26-1860	CCR Deeds D	001	(C-12)
12-03-1860	Mtg.	John R. Harold John Drynan	Joseph W. Hastings	against 42 $\frac{1}{2}$ / 100 of Quartz Mill and millsite of Woodworth, Walsh & Co.	12-15-1860	CCR Deeds C	470- 471	(C-13)
12-03-1860	Deed	J. W. Hastings	John R. Harold John Drynan	42 $\frac{1}{2}$ /100 location made by Woodworth, Walsh and Company also quartz mill now erected Deed incumbant on mortgage	12-15-1860	CCR Deeds C	471- 473	Also LC/CCR Deeds A/191-192 (C-14)

## WOODWORTH MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
12-03-1860	Deed	J. W. Hastings	John R. Harold John Drynan	41½ / 100 of location made by Woodworth, Walsh & Company and Quartz Mill now erected (encumbered by mortgage)	03-19-1861	CCR Morse A	372-373	Also LC/CCR Deeds A/369-371 (C-15)
12-04-1860	Deed	Guido Kustel Joseph Mosheimer	John B. Winters	½ "Mosheimer Mill" consisting of 10 stamp Quartz Crushing Mill and Amalgomators and rights granted in B/626	12-12-1860	CCR Morse A	095	Also LC/CCR Deeds A/293-295 (C-16)
01-01-1861	Deed of Trust	John R. Harold	John Drynan	½ of 42½ / 100 of mill and millsite formerly owned by Woodworth, Walsh & Co.	01-05-1861	CCR Deeds C	502-504	(C-18)
01-01-1861	Mtg.	John R. Harold	John Drynan	½ of 42½ / 100 of mill and millsite formerly owned by Woodworth, Walsh & Co.	03-19-1861	CCR Mtg. A	057-058	(C-19)
05-01-1861	Mtg.	Joseph Woodworth	John Drynan	42½ / 100 of millsite location made by Woodworth, Walsh & Co.	05-20-1861	CCR Deeds C	726-727	(C-20)
05-01-1861	Mtg.	Joseph Woodworth	John Drynan	42½ / 100 of millsite location made by Woodworth, Walsh & Co.	05-20-1861	CCR Mtg.	108	(C-21)
05-20-1861	Satisfaction	John Drynan		notation in margin regarding satisfaction of D/T at CCR Mtg. A/57		CCR Mtg. A	057	(C-19)
03-01-1862	Deed	John B. Winters	William Stewart	28-3/4 / 100 Woodworth & Walsh location	03-04-1862	Deeds A	001-002	(C-22)
01-13-1863	Deed	John B. Winters William Stuart Joseph Woodworth	Ophir Silver Mining Company (CA Corp.)	525.79 acres and Quartz Mill	02-04-1863	Deeds A	683-685	(C-23)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
10-10-1866	Patent	United States of America	William M. Brisbois	SW 1/4 of SW 1/4 Section 26 (40 acres) (Certificate 1B)	07-18-1867	Deeds F	076	(C-24)
10-10-1866	Patent	United States of America	William M. Brisbois	SE 1/4 Section 27 (160 acres) (Certificate 1E)	07-18-1867	Deeds F	078	(C-25)
10-10-1866	Patent	United States of America	William M. Brisbois	N 1/2 of SW 1/4 Section 26 (80 acres) (Certificate 1C)	07-18-1867	Deeds F	077	(C-26)
06-01-1867	Deed	Lucy Frazier	Ophir Silver Mining Company	SE 1/4 of NE 1/4 Section 27 SW 1/4 of NW 1/4 Section 26	07-18-1867	Deeds F	079-080	(C-27)
06-28-1867	Deed	William M. Brisbois	Ophir Silver Mining Company	patents in Certificates 1A, 1B, 1C, and 1E.	07-18-1867	Deeds F	080-082	(C-28)
10-23-1869	Deed	Ophir Silver Mining Company (California corporation)	W. S. Hobart	Carson River Mining Company, Woodworth or Ophir Mill interests in G/022-024 (Parcel A)	12-21-1869	Deeds F	665-667	(C-29)
06-14-1870	Deed	W. S. Hobart	3/16 James C. Flood and W. D. O'Brien dba Flood & O'Brien 3/16 J. W. MacKay 1/8 J. G. Fair	1/2 Woodworth Mill and 529 acres Also 1/2 flume used to carry tailings to mill from Silver City	06-24-1870	Deeds G	014-016	(C-30)
07-01-1870	(Mortgage) Deed	W. S. Hobart	L. P. Drexler	1/2 tailings sent down flume 1/2 Woodworth Mill + 525 acres	07-08-1870	Deeds G	022-024	(C-31)
07-01-1870	(AGT)	L. P. Drexler	W. S. Hobart	Clarification of indebtedness regarding G/022-024	07-08-1870	Deeds G	024-025	(C-32)

## WOODWORTH MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
09-12-1870	Deed	L. P. Drexler	W. S. Hobart	1/2 Woodworth Mill + 525 acres	09-13-1870	Deeds G	069-071	(C-33)
09-13-1870	Deed	W. S. Hobart	John W. Mackay J.G. Fair	1/2 tailings carried by flume 1/2 Woodworth Mill and 525 acres (intended as mortgage according to G/484)	09-13-1870	Deeds G	071-072	(C-34)
01-06-1872	Deed	John W. MacKay James G. Fair	W. S. Hobart	1/2 525 acres and Woodworth mill	02-07-1872	Deeds G	484-486	(C-35)
12-15-1875	Deed	W. S. Hobart	Nevada Bank of San Francisco	1/2 Woodworth Mill + 529 acres (recorded at request of Wells Fargo and Company)	12-20-1875	Deeds H	284-285	(C-36)
12-22-1875	Deed	James G. Fair	Pacific Mill and Mining Company	1/2 SW 1/4 of NW 1/4 Section 26 (Parcel B) (Recorded at request of Wells Fargo Co.)	12-28-1875	Deeds H	287	(C-37)
12-22-1875	Deed	James G. Fair	Nevada Bank of San Francisco	1/2 SW 1/4 of NW 1/4 Section 26 (Parcel B) (Recorded at request of Wells Fargo & Co.)	12-28-1875	Deeds H	288	(C-38)
01-02-1904	Deed	Pacific Mill and Mining Company Hobart Estate Company	W. J. Westerfield	Parcel known as Woodworth Mill property SW 1/4 of NW 1/4 Section 26 (Reference to Hastings and Company's quartz mill)	04-18-1904	Deeds N	660-662	(C-39)
01-18-1904	Deed	Louise Mackay Clarence H. Mackay	W. J. Westerfield	Parcel A in F/665 Parcel B	04-18-1904	Deeds N	663-665	(C-40)
01-21-1904	Deed	Theresa A. Oelrichs Virginia Vanderbilt James L. Flood	W. J. Westerfield	Parcel A in F/665 Parcel B	04-18-1904	Deeds N	665-667	(C-41)

## WOODWORTH M TTE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
04-16-1904	Deed	W. J. Westerfield	Henry Combellick	Parcel A Parcel B	04-18-1904	Deeds N	667- 668	(C-42)
07-05-1905	Deed	Ophir Silver Mining Company (CA Corp.)	Henry Combellick John Depaoli	SE 1/4 Section 27 W 1/2 of SW 1/4 Section 26	07-11-1905	Deeds O	033	(C-43)
03-13-1914	GBS Deed	Henry Combellick	John Depaoli	1/2 of SE 1/4 Section 27 1/2 of W 1/2 of SW 1/4 Section 26	03-24-1914	Deeds S	378	(C-44)
01-30-1915	Sales Agt.	John Depoali	Marsilio Sorani Costantino Benedetti	SE 1/4 Section 27 W 1/2 of SW 1/4 Section 26 (Parcels A & B)	02-06-1915	Misc J	052- 055	Document #12334 (C-45)
03-21-1918	Assign- ment	Constantino Benedetti	Alfred Chartz	Assigns 1/2 of J/52	03-23-1918	Misc J	490- 493	(C-46)
03-21-1918	Assign- ment	Constantino Benedetti	Alfred Chartz	Assigns 1/2 of Parcel A	03-23-1918	Misc J	482-	(C-47)
03-21-1918	Agree- ment	Alfred Chartz	Marsilio Sorani Cesira Sorani	Assigns interest received by J/490	02-15-1919	Misc J	599- 600	(C-48)
03-10-1919	Deed	Estate of John Depaoli	Marsillo Sorani	SE 1/4 Section 27 W 1/2 of SW 1/4 Section 26 (Parcels A & B)	03-13-1919	Deeds U	407- 409	(C-49)
10-19-1943	Deed	Emma Chartz	Helen Haley Beatrice E. Chartz John M. Chartz	NE 1/4 Section 27 W 1/2 of SW 1/4 Section 26	01-10-1944	Deeds 32	537- 540	Document #51035 (C-50)
01-08-1948	Deed	Helen Haley Beatrice E. Chartz John M. Chartz	Pio Quilici	SE 1/4 Section 27 W 1/2 of SW 1/4 Section 26 Portion of NE 1/4 of SW 1/4 Section 26	01-24-1948	Deeds 35	215- 218	Document #55506 (C-51)
07-26-1950	Deed	Pio Quilici	Mary Louise Darling	See Deeds 38/218 368.83 acres	09-23-1950	Deeds 36	282- 283	Document #58284 (C-52)



## WOODWORTH MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
09-01-1953	Quiet Title			No useful information on file - regards 5 acre portion not next to mills				Case #3432
09-08-1953	Corr Deed	Pio Quilici	Mary Louise Darling	SE 1/4 Section 27 W 1/2 of SW 1/4 Section 26 Portion of NE 1/4 of SW 1/4 Section 26	09-11-1953	Deeds 38	218-220	Document #64113 (C-53)
02-14-1955	Deed	Mary Louise Darling Blake Darling	JohnD [sic] Winters Kathleen M. Winters	Property now known as Winters Ranch	07-03-1956	Deeds 40	278-280	Document #70984 (C-54)
10-10-1975	Agt.	JohnD [sic] Winters Kathleen M. Winters	JohnD [sic] Winters Family Trust	All property				Not searched
11-08-1983	Deed	JohnD N. Winters and Kathleen M. Winters as co-trustees of JohnD Winters Family Trust Agreement	Winters Sunrise Properties, a NV general partnership	Winters Ranch	02-23-1984	None	None	Document #83649 (C-55)

Preliminary Map 1  
Ophir & Woodworth Millsite

**PARTIALLY SCANNED  
OVERSIZE ITEM(S)**

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for partially scanned image(s).

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## 2.2 Kustel & Winters Co. Mills

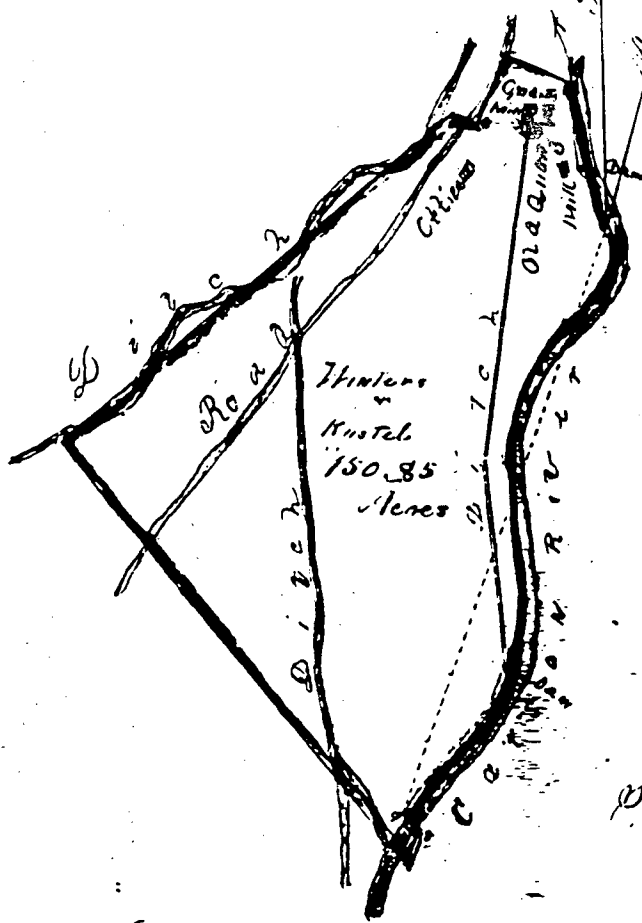
The Kustel and Winters Co. mills were three separate mills the locations of which are shown on the Record of Survey for the Winters and Kustel parcel filed at Book A of Territorial Surveys, page 247 (Map 6).

According to the July 1865 survey made of the township by the United States Government, Winters Quartz Mill bears N. 77 1/2° W. from the common corner of Sections 23, 24, 25, and 26, and bears N. 16° E. from the quarter corner between Sections 23 and 26, T. 16 N., R. 21 E., MDBM. This location was plotted on the 1984 Lyon County Tax Assessor map (Map 7). The newer mill shown on the Record of Survey is probably under Highway 50 which is currently being widened. The second mill shown on the Winters and Kustel parcel was the original Logan and Holmes Quartz Mill. This mill was on Parcel No. 06-101-04.

Pursuant to an 1861 petition to the Court, it appears as though the Logan and Holmes Mill was the first mill built at this location in 1859. Ownership of the millsite as well as all water rights associated with the millsite may have initially been held by Joseph Keller and Isaac Cohen. On February 12, 1861, the Court granted Keller and Cohen's petition for an undivided one-half interest in the same property to Joseph Mosheimer (A-9;013099). This is the only documented interest of Keller and Cohen. The chain of title otherwise begins on January 31, 1861, with Hugh L. Logan and J. P. Holmes conveying to Joseph Mosheimer interest in "certain mill rights, water privileges, millsite, mill buildings and dwelling house and land adjacent and contiguous thereto..." (D-3). On March 5, 1861, William Bowen and Mathilda Bowen deeded to Joseph Mosheimer 130 acres between the Logan and Holmes Mill and ground of Hastings and Company (D-5). Together, the property conveyed to Mosheimer by Keller, Cohen and the Bowens, constitutes the entirety of lands on which the mills referenced as the Kustel and Winters mills were located.

Contemporary sources state that the Logan and Holmes Mill was a small four-stamp horse power mill intended to be an experiment for testing the Gold Hill rock (A-2; A011026). In a deed dated April 15, 1861, between Joseph Mosheimer, John D. Winters, and Joseph D. Winters, an eight stamp quartz mill is described as the same property bought from Logan and Holmes January 31, 1861. Also deeded is land formerly owned by William and Mathilda Bowen (D-8). On July 29, 1861, Joseph Mosheimer transferred a 1/4 interest in the Logan and Holmes mill and mill property to Guido Kustel (D-9).

March 11, 1861, John Day, Deputy County Surveyor, surveyed for Joseph Mosheimer property which included the Logan and Holmes Mill. Also shown on the survey are arrastras at the future location of the Dayton Mills (D-7). This indicates that the Logan and Holmes Mill and the Dayton Mills are not the same mills. It is thought that the Kustel and Winters Mill may have been known as the Aurora Mills or the Dayton Mills depending on the author of the source material. Kelley's 1862 Directory describes the Aurora Mills as owned by J. Mosheimer, John D. Winters, Joseph D. Winters and G. Kustel. These mills had a crushing capacity of 40 tons of ore per day (A-2; A011026). On March 11, 1862, Joseph Mosheimer conveyed a 1/4 interest of mills, mill sights (sic) water privileges and franchises to John D. Winters.



MAP 6

1866 Survey Location of  
Kustel & Winters Mill

Source: Lyon County Recorder

Scale 20 chains to 1 inch

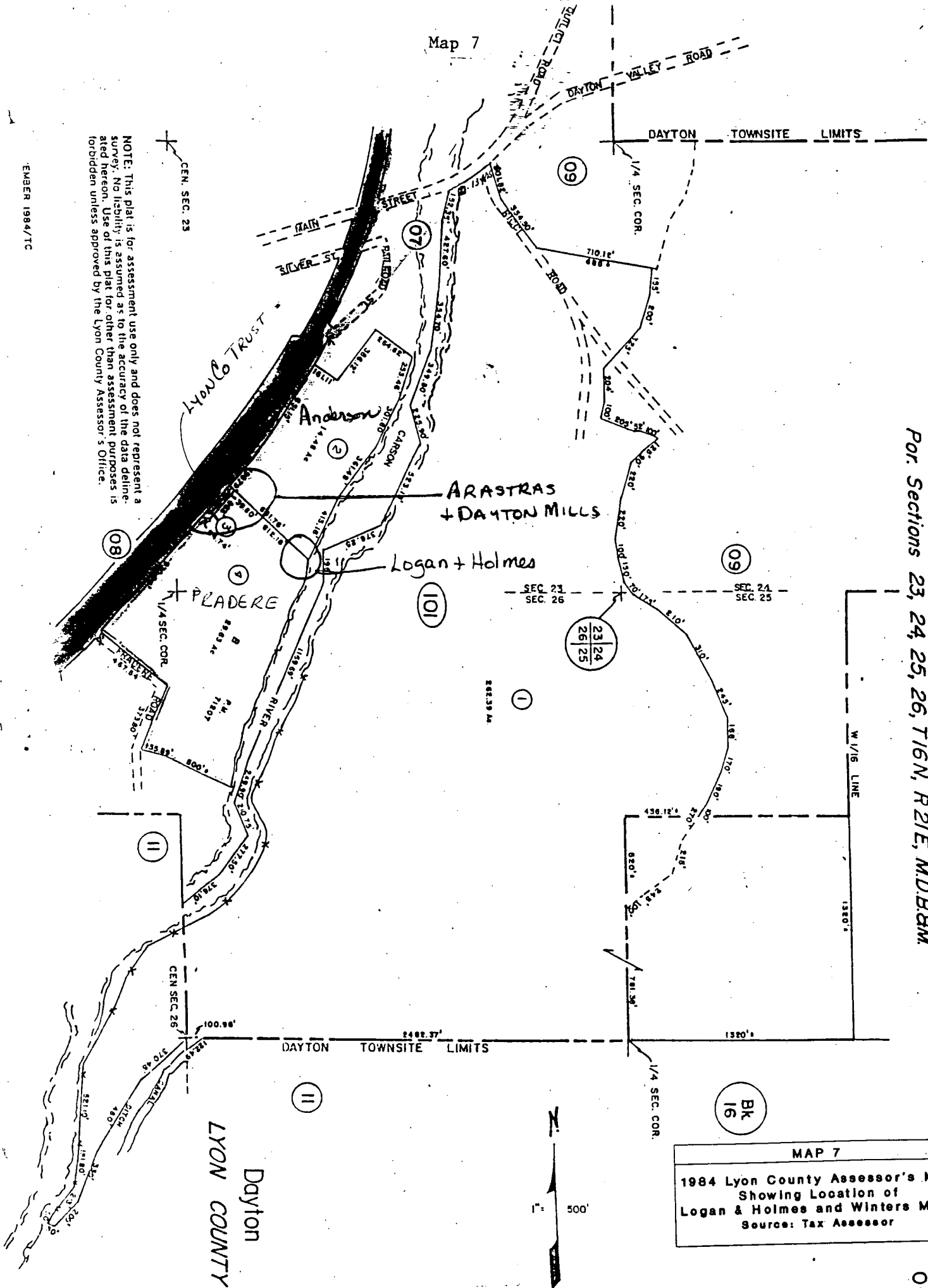
and Plot of Survey of land for mill sites Water right  
 shows about one third of a mile south of Dayton Geo  
 a Territory - Surveyed for J. D. Winters & Kustel by  
 county Surveyor H. C. Brumage 3<sup>rd</sup> 1863.

Richard G. Groll and Dennis Looney  
 begun from Assumed True Meridian  
 Station 1 = 13° E. Beginning at a point in <sup>the center</sup> of  
 about 600 chains southerly from Quartz mill from  
 on Holmes and running thence  
 to a point in center of Carson River thence  
 to stake marked No 2 on West side of road and on

Por. Sections 23, 24, 25, 26, T16N, R21E, M.D.B.M.

NOTE: This plat is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

EMBER 1984/TC



MAP 7  
1984 Lyon County Assessor's Map  
Showing Location of  
Logan & Holmes and Winters Mills  
Source: Tax Assessor

In a survey for J. D. Winters and Kustel, dated February 3, 1863, an old quartz mill is shown in the same location as the Logan and Holmes Mill. Two quartz mills are shown at the end of the ditch where arrastras used to be (D-13). Kelley's 1863 Second Directory described the Dayton Mills as being owned by John D. Winters, Joseph D. Winters and G. Kustel. They were located on the Carson River, one quarter of a mile south of Dayton. Those mills were described as having two crushing departments, one with 12 and the other with 16 stamps and having a crushing capacity of 35 tons of ore per day. The Directory, perhaps erroneously, also described the Logan and Holmes Mill as previously being located there in 1859 (A-3; A008136). April 8, 1864, Guido Kustel conveyed 2/15 of his quarter interest to Charles and Miranda Beseler (D-16). May 10, 1864, John D. Winters conveyed 1/3 of his 1/4 interest to M. A. French (D-17). In 1865 John D. Winters, Joseph D. Winters, M. A. French, Guido Kustel, Charles V. Beseler and Miranda Beseler mortgaged all interest in the millsites to J. A. Ralston, party of the second part and William Sharon, a party of the third part (D-20).

The 1865 Annual Report of the Surveyor General described Dayton Mill No. 1 as being erected in 1861, although no title documents confirm such report. According to his report, this mill had 20 stamps, 6 pans and a crushing capacity of 20 tons of ore per day. Dayton Mill No. 2 was described as being erected in 1864 and having 15 stamps, 8 pans and a crushing capacity of 15 tons per day (A-4; A008364).

By 1866, the 1866 State Mineralogist Report describes Dayton Mill No. 1 as being powered by water and as having 20 stamps, 6 pans, and a 20-ton crushing capacity. Dayton Mill No. 2 was described as being powered by steam and having 15 stamps, 8 pans and crushing capacity of 20 tons per day (A-10; A008519). Also in 1866, Joseph D. Winters deeded to the Bank of California his entire 1/4 interest in the Dayton Mills (D-22). According to the title record, the Bank of California never conveyed out its interest. On August 16, 1866, John D. Winters mortgaged 5/12 of his 1/4 interest to William Sharon, a party of the second part and the Bank of California, party of the third part (D-21). Late in 1866, the Beselers conveyed their interest in the millsites to Robert Robinson, who, by March 19, 1868, declares bankruptcy. Robinson's interest was purchased at a public sale by William Sharon on September 13, 1868 (D-34).

On or around January 20, 1868, John D. Winters began to experience legal difficulties as evidenced by a complaint filed in the District Court. A similar lawsuit filed against John D. Winters, R. Robinson and Joseph D. Winters resulted in both John D. Winters and Joseph D. Winters filing for bankruptcy on March 19, 1868 and March 24, 1868, respectively (D-32; D-33). Court documents, which list the mill inventory, show one retort, 24 empty quicksilver tanks - at the Dayton Quartz mills personal property of 15 tanks of quicksilver and 19 empty quicksilver tanks. (see Writ of Attachment J. P. Howe v. J. D. Winters et al. January 22, 1868. A-11;013092)

By October 1, 1868, William Sharon was the owner of John D. Winters interest as well as Joseph D. Winters' interest having purchased such property at a public sale for \$100.00 each (D-36; D-35). It appears that Sharon held on to his interest in the Dayton Quartz Mills until William Hayden, as the Trustee was granted the Townsite patent in 1870 (D-37). Following the Townsite patent, the complete parcel (known as the Winters Survey) was conveyed to William Sharon in

a lot patent from Hayden on August 1, 1868. (D-38) The property remained in Sharon's name until it was conveyed by F. G. Newlands, as trustee for Sharon, to the Union Mill and Mining Company (UMMC) on May 9, 1891 (D-40), and November 2, 1905 (D-44). Prior to Sharon's conveyance of the property to UMMC, there are conveyances of small portions of the parcel for right-of-way from UMMC to the Carson and Colorado Railroad Company in 1880 and 1902 (D-39, D-43). Although no research has been conducted to date, the Carson and Colorado Railroad Company, aka Carson and Colorado Railway Company, a California corporation, may have merged into Southern Pacific Railroad Company. Because UMMC did not hold title to any property until 1891, yet conveyed a right-of-way to the Carson and Colorado Railroad Company in 1880, an assumption that there was a close relationship between William Sharon and UMMC can be made.

In 1898, the Winters chain began to split. On February 25, 1898, UMMC deeded to Joseph Quilici, Eugene Pierini and Pietro Dominici Tracts A, B, and C, of the Winters Survey. At this point there is a gap in the title chain as there was no evidence that this interest was conveyed to any other party. The remaining portion of the Winters Survey owned by UMMC was conveyed to Herman Davis on November 27, 1905. Davis transferred the property to the Nevada Mining, Reduction and Power Company (NMRPC) on January 13, 1909 (D-47). This deed refers to Sharon's original lot patent as a description of the property. On June 5, 1913, by sheriff's sale, the property was conveyed from NMRPC to R. M. Hotaling, as part of a much larger transaction encompassing numerous other Millsites and other land (D-48). Recordation of this deed was requested by W. H. Scott, who was, at least at a future date, the secretary of Minevada Corporation, a future owner of the land.

On June 27, 1914, R. M. Hotaling conveyed a portion of Winters Tract A and C to Louis and Cerisa Lenci who immediately conveyed a portion of Winters Tract C back to R. M. Hotaling on June 30, 1914 (D-49) (D-50). A gap in the title chain exists for the Winters Tract A until 1939.

On July 23, 1925, the property was conveyed from the Hotaling Estate Company, a California Corporation, back to R. M. Hotaling. This deed was also recorded at the request of W. H. Scott. (D-51) The title documents do not show how or when Hotaling initially conveyed the property to the Hotaling Estate Company, but the deed is of note because it is signed by "all of the stockholders of the Hotaling Estate Company." This list of stockholders includes the "Wells Fargo Bank and Union Trust Co. [b]y S. J. Brockwedel Vice President and Charles duParo Assistant Secretary" (D-51).

On October 8, 1927, a judicial decree conveyed the property, as part of a 135-acre parcel including the Winters, Metallurgical, Sutro and Illinois millsites as well as the Sweetapple site, from Hotaling's estate to his heirs, Jane Hotaling Swinerton and George H. Hotaling (D-53). These parties subsequently conveyed their interest in all of the property to Charles Oster on August 7, 1928 (D-53). Again the deed was recorded at the request of W. H. Scott. Oster conveyed the property to Minevada Corporation, a Nevada Corporation, of which he was president and W. H. Scott was secretary (D-54).

June 14, 1933, the Minevada Corporation conveys 4.67 acres more or less to the State of Nevada Department of Highways for a right-of-way for a public highway



(D-55). The State of Nevada still owns this land today, as a portion of the Dayton Quartz Mills are now under Highway 50.

At this point the chain for Winters Tracts A and C picks up. On July 13, 1939, Mary Inda aka Mary Thompson conveyed a 1/2 interest in Winters tracts A and C to Camille Pradere. It is unclear from the recorded history how Mary Inda acquired her interest in the property (D-56).

The remaining portion of the Dayton Millsite appears to consist of approximately 150.85 acres. On June 24, 1940, the Minevada Corporation conveyed back to Charles Oster a number of specific properties including the Winters Survey. This deed was recorded at the request of W. H. Scott (D-57). April 17, 1958, Charles Oster deeded 14.515 acres to Joe Ricci (D-58). At this point there is a gap in the chain of title because in 1985 William A. Anderson and Joyce E. Anderson conveyed this same land into the William A. Anderson and Joyce E. Anderson Trust (D-63). From that point on, the property was conveyed out of the trust to William A. Anderson (D-67), and from William A. Anderson to William A. Anderson, as Trustee for the William A. Anderson Family Trust (D-68).

When Charles Oster conveyed 14.515 acres to Joe Ricci, he kept 32 acres of the Winters Millsite which he later (December 24, 1974) conveyed to Daniel Webster (D-52). For failure to pay taxes, the property owned by Daniel Webster is currently owned by the Lyon County Trustee (D-65).

There appears to be a wild deed in this title chain. On May 6, 1975, Charles Oster Sullivan conveyed 150.85 acres to Maurice J. Sullivan (D-61). Oster did not have title to this property at the time of the conveyance, and there is no record of Maurice Sullivan transferring his interest after this date. It is therefore believed that this is not a legitimate interest in the Dayton Mill properties.

The last portion (29.633 acres) of the Winters Survey was conveyed from Mary Inda, aka Mary Thompson, to Camille M. Pradere on October 26, 1983 (D-62). On June 16, 1989, Camille M. Pradere conveyed the entire portion to Camille Pradere, Michael Pradere, and Barbara J. Pradere as joint tenants (D-66). The current assessed owners of the historic millsite parcels are:

#### Current Assessed Owners

<u>Parcel No.</u>	<u>Owner</u>
06-101-02	Anderson, Royce P.O. Box AP Incline Village, Nevada 89450
06-101-03	Pradere, Mike & Barbara 1 Pradere RD Dayton, Nevada 89403

**KUSTEL & WINTERS MILLSITES (Continued)**

<u>Parcel No.</u>	<u>Owner</u>
06-101-04	Pradere, C.M. & B.J. P.O. Box 334 Dayton, Nevada 89403
06-101-01	Ricci, Joseph J. & Grace P.O. Box 133 Dayton, Nevada 89403
06-111-01	Owen, Dennis P.O. Box 4218 Carson City, Nevada 89702
06-111-02	Clinger, Donald E. & Sherrie J. P.O. Box 1291 Dayton, Nevada 89403
06-081-03	Lyon County, Dayton Cemetery
06-112-01	DeMarzo, Frances L. P.O. Box 456 Dayton, Nevada 89403
06-112-02	Thurman, Demar 2655 County Club Dr. Fallon, Nevada 89406
06-112-03	Piersanti, Jeffrey R. & Myrna P.O. Box 987 Dayton, Nevada 89403
06-112-04	Haas, Florence/Roger/Vicki E. P.O. Box 1551 Dayton, Nevada 89403
06-112-05	Firestone, Thomas E. & Dixie Lee P.O. Box 411 Dayton, Nevada 89403
06-112-06	Ford, Vera P.O. Box 577 Dayton, Nevada 89403
06-112-07	Lund, Karen P.O. Box 1657 Carson City, Nevada 89702

# KUSTEL & WINTERS MILLSITES (Continued)

<u>Parcel No.</u>	<u>Owner</u>
06-112-08	Grulli, Donna 39 No. Center St. Yerington, Nevada 89447
06-112-09	Soulé, Sharon L. & David G. General Delivery Dayton, Nevada 89403
06-112-10	Jacobsen, Louis E. & Catherine M. P.O. Box 535 Dayton, Nevada 89403
06-112-11	Donohew, Gary R. & Peggy P.O. Box 1397 Dayton, Nevada 89403
06-112-12	Olson, Larry A. & McMahon, Kent 49 Laxalt Dr. Carson City, Nevada 89706
06-112-13	Nordland, W./Gordon, Barbette P.O. Box 567 Dayton, Nevada 89403
06-112-14	Ashby, A. Harlan III 1 Marion Dr. Dayton, Nevada 89403
06-112-16	Pradere, Mike & Barbara P.O. Box 146 Dayton, Nevada 89403
06-112-17	Tietje, Henry E. & Janice G. 880 S. Stewart St. Carson City, Nevada 89701
06-112-18	Olson, Larry A. 49 Laxalt Dr. Carson City, Nevada 89706
06-112-19	Olson, Larry A. 49 Laxalt Dr. Carson City, Nevada 89706

# KUSTEL & WINTERS MILLSITES (Continued)

<u>Parcel No.</u>	<u>Owner</u>
06-112-20	Three-C Ranch, Inc. P.O. Box 1141 Dayton, Nevada 89403
06-112-27	Southern Pacific Transportation c/o Larry Bennett One E First St. #904 Reno, Nevada 89501
06-112-28	Tietje, Henry E. & Janice G. c/o Hanks 880 S. Stewart St. Carson City, Nevada 89701
06-112-29	Remarke, John T. & Gloria E. P.O. Box 1627 Dayton, Nevada 89403
06-112-30	Pradere, Mike & Barbara P.O. Box 334 Dayton, Nevada 89403
06-112-31	Pradere, Mike & Barbara P.O. Box 334 Dayton, Nevada 89403
16-261-06	Winters Sunrise Properties c/o John N. Winters P.O. Box 2233 Dayton, Nevada 89403
none	State of Nevada Department of Transportation (land under Highway 50)

The title tree, title abstract, and Preliminary Millsite Map for the Kustel and Winters Millsite follow. The title documents are contained in Attachment III.

**Figure 2 Kustel and Winters Mill Title Tree**

**PARTIALLY SCANNED  
OVERSIZE ITEM(S)**

See document # 2346500 (4 of 21)  
for partially scanned image(s).

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## KUSTEL &amp; WINTERS MILLSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
12-14-1860 to 01-25-1861	Survey of Water Ditch		Joseph Keller Isaac Cohen W. H. Bowen J. W. Hastings	Survey of water ditch from 1/4 mile below Hastings & Co. Mill to point 200 yards above Holmes & Logan Mill	02-22-1861	Surveys A	052	(D-1)
02-14-1861 to 01-25-1861	Survey of Water Ditch		Joseph Keller Isaac Cohen W. H. Bowen J.W. Hastings	Survey of water ditch from 1/4 mile below Hastings & Co. Mill to point 200 yards above Holmes & Logan Mill	02-25-1861	CCR D	068	(D-2)
01-31-1861	Deed	Hugh L. Logan J. P. Holmes	Joseph Mosheimer	Mill and land between Bowen's and Keller's Ranches	02-08-1861	LC/CCR Deeds A	A/333 -335	CCR Morse A 256-257 (D-3)
01-31-1861	Mort- gage	Joseph Mosheimer	Hugh Logan J. P. Holmes	Mill and land between Bowen and Keller's Ranches	02-06-1861	CCR Mtg A	032- 034	(D-4)
03-05-1861	Deed	Mathilda Bowen W. H. Bowen	Joseph Mosheimer	130 acres between Millsite of Logan and Holmes and ground of Hastings & Co.	03-09-1861	CCR Morse A	329- 330 (D-5)	Also LC/CCR Deeds A/353- 355 (D-5 A)
03-05-1861	Mtg.	Joseph Mosheimer	William H. Bowen Mathilda Bowen	Mortgage against land in A/329 Full release of Mtg. A/165-166	03-09-1861	CCR Mtg A	049	(D-6)
03-11-1861 04-05-1861	Survey		Joseph Mosheimer	143.70 acres south of arastras and mill formerly owned by Logan and Holmes	05-07-1861	CCR Survey A	091	(D-7)
04-15-1861	Deed	Joseph Mosheimer	John D. Winters Joseph D. Winters	1/2 Millsite and 8 Stamp Quartz mill in A/333 Deeds LC/CCR 1/2 land in CCR Morse A/329	04-17-1861	LC/CCR Deeds A	391- 393	Also CCR Morse A 499-500 (D-8)

## KUSTEL &amp; WINTER MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
04-27-1861	Deed	Joseph Keller	Joseph Mosheimer	Land and water in D/068 and Surveys A/032 (Referenced in CCR B/055)	05-07-1861	CCR Deeds A	570	Not Found
04-27-1861	Deed	Isaac Cohen	Joseph Mosheimer	Rights of Isaac Cohen to property in A/052 (referenced in Deeds A/027)	Not Found	Unknown		
07-29-1861	Deed	Joseph Mosheimer	Guido Kustel	1/4 Property in CCR Deeds A/256, A/329, A/370	07-30-1861	CCR Deeds B	055-056 (D-9)	Also (D-9A) LC/CCR Deeds A/504-506
12-11-1861	Deed	J. W. Hastings	Joseph Mosheimer	Water and Land in survey A/052	03-11-1862	Deeds A	020-021	(D-10)
03-11-1862	Deed	Joseph Mosheimer	John D. Winters	Winters Survey CCR A/256 & Improvements A/052 1/4 Mills and land south of Keller & Co.	03-11-1862	Deeds A	027-030	(D-11)
03-24-1862	Deed	Joseph Mosheimer	John D. Winters	1/4 of Survey A/052	05-28-1862	Deeds A	225-226	(D-12)
02-03-1863	Survey		J. D. Winters Guido Kustel	150.85 acres now includes old Logan and Holmes Mill	02-09-1862	Surveys A	247	Survey No. 228 (D-13)
01-18-1864	Survey		Guido Kustel John D. Winters	155.82 acres including "old quartz mill" and quartz mill at end of ditch	01-25-1864	Surveys A	441	Survey No. 413 (D-14)
01-18-1864	Survey		Guido Kustel John D. Winters	155.82 acres	01-22-1864	Lyon & Churchill Surveys B	014	Survey No. 413 (D-15)



## KUSTEL &amp; WINTERS MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
Before 04-08-1864	Mtg.	Guido Kustel John D. Winters Joseph Winters	John Parrott	Referenced in Deeds D/089		Not Found		
04-08-1864	Deed	Guido Kustel	Miranda Beseler, wife of Charles Beseler	2/15 of 1/4 of Dayton Mills subject to Parrott Mtg.	07-11-1864	Deeds D	089- 090	(D-16)
05-10-1864	Deed	John D. Winters	M. A. French	1/3 of 1/4 of 155.82 acres in Survey A/441 1/3 of 1/4 of ditch in Deeds A/027-030	05-13-1864	Deeds C	721- 725	(D-17)
01-18-1865	Survey		John D. Winters Guido Kustel Joseph D. Winters	155.82 acres	01-31-1865	Lyon & Church- ill Surveys B	136	Survey No. 534 (D-18)
01-18-1865	Survey		John D. Winters Guido Kustel Joseph D. Winters	155.82 acres	01-31-1865	Survey A	576- 577	Survey No. 534 (D-19)
11-01-1865	Prom. Note	Winters, Kustel & Co.	William Sharon	\$45,135.36 reference in Mtg. B/278	Not Found			
11-09-1865	Mtg.	John D. Winters Joseph D. Winters M. A. French Guido Kustel Charles V. Beseler Miranda Beseler	J. A. Ralston (2nd part) William Sharon (Party of 3rd part)	155.82 acres in Survey A/441 and Dayton Mills	11-18-1865	Mtg B	278- 282	(D-20)
08-16-1866	Deed (Mtg?)	John D. Winters	Bank of California	5/12 of 159.82 acres in Survey A/441 5/12 of two mills known as Dayton Mills	08-22-1866	Deeds E	474- 479	(D-21)
10-30-1866	Deed	Joseph D. Winters	Bank of California (CA Corp.)	1/4 of 159.82 acres in Survey A/441 1/4 of two quartz mills known as Dayton Mills	11-03-1866	Deeds E	576- 580	(D-22)

## KUSTEL &amp; WINTERS MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
12-01-1866	Deed	Guido Kustel	Robert Robinson	13/60 of 155.82 acres in Survey A/441 13/60 of 2 quartz mills, known as Dayton Mills	01-05-1867	Deeds E	658-662	(D-23)
12-01-1866	Deed	C. V. Beseler Miranda Beseler	Robert Robinson	1/30 of 155.82 acres in Survey A/441 1/30 of two quartz mills known as Dayton Mills	01-05-1867	Deeds E	662-666	(D-24)
01-20-1868	Com-plaint	State of Nevada (Plaintiff)	J. D. Winters & Co. (Defendant)	Failure to pay taxes assessed against mills and land	01-20-1868	Dist. Court		(D-25)
01-22-1868	Com-plaint	G. P. Howe (Plaintiff)	J. D. Winters R. Robinson Dayton Mills Co. (Defendants)	\$3,836.76 for goods delivered	01-22-1868	Dist. Court	506	(D-26)
01-22-1868	Deed	John D. Winters	William Sharon	159.82 acres in Survey A/441 Two quartz mills known as Dayton Mills	01-23-1868	Deeds F	264-266	(D-27)
03-10-1868	Execu-tion	George P. Howe	John D. Winters R. Robinson Joe D. Winters Dayton Mills		04-02-1868	Dist. Court	596	(D-28)
03-10-1868	Judg-ment	George P. Howe	John D. Winters R. Robinson Joe D. Winters Dayton Mills	\$3,836.76	03-10-1868	Dist. Court	596	(D-29)
03-10-1868	Default Judg-ment	State of Nevada (Plaintiff)	J. D. Winters & Co. (Defendant)	Judgment of \$2,484.90 against Winters and real estate (15 stamp steam mill, 16 stamp water mill and land in Survey 534)	03-10-1868	Dist. Court	595	(D-30)

## KUSTEL &amp; WINTERS MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
03-18-1868	Execution	State of Nevada (Plaintiff)	J. D. Winters & Co. (Defendant)	Sheriff is to sell following to pay judgment: Land in survey 534 (A/576) 15 stamp steam mill 16 stamp water mill	12-21-1868	Dist. Court	595	(D-31)
03-19-1868	Order	John D. Winters, Bankrupt	William B. Thornburgh, Assignee	All Winters property which will be publicly sold	04-03-1868	Misc C	305-306	(D-32)
03-24-1868	Order	Joseph D. Winters Bankrupt	William B. Thornburgh, Assignee	All Winters property which will be later sold	04-18-1868	Misc C	310	(D-33)
09-13-1868	Deed	William B. Thornburgh, Assignee of estate of Robert Robinson, bankrupt	William Sharon	1/4 of 155.82 acres in survey A/441 1/4 of two quartz mills known as Dayton Mills	10-10-1868	Deed F	447-449	(D-34)
10-01-1868	Deed	William B. Thornburgh, Assignee of estate of Joseph D. Winters, bankrupt	William Sharon	1/4 of 155.82 acres in Survey A/441 1/4 of Dayton Mills	10-10-1868	Deeds F	449-451	(D-35)
10-01-1868	Deed	William B. Thornburgh, Assignee of estate of John D. Winters, bankrupt	William Sharon	1/2 of 155.82 acres 1/2 of Dayton Mills (two mills)	10-10-1868	Deeds F	451-453	(D-36)
05-16-1870	Town-site Patent	United States of America	William Hayden, Trustee	Town of Dayton				(D-37)
08-01-1871	Lot Patent	William Hayden, Trustee	William Sharon	Winters Survey of 155.82 acres	08-29-1871	Deeds G	351-353	(D-38)
06-08-1880	Right of Way	Union Mill and Mining Company	Carson and Colorado Rail Road Company (CA Corp.)	Perpetual 60 foot wide right-of-way through Union Mill's lands crossed by CCRR Co. survey	06-11-1880	Deeds J	036-037	(D-39)

## KUSTEL &amp; WINTERS MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
05-09-1891	Deed	Francis Newlands as Trustee of the estate of William Sharon	Union Mill and Mining Company (CA Corp.)	Winters Millsite containing 155.82 acres NE 1/4 of NW 1/4, Section 26 SE 1/4 of NW 1/4, Section 26	10-24-1891	Misc F	097-099	(D-40)
02-25-1898	Deed	Union Mill and Mining Company (CA Corp.)	Joseph Quilici Eugene Pierini Pietro Dominici	Winters Tract A of 22.24 acres Winters Tract B of 9.49 acres Winters Tract C of 12.8 acres Water rights appurtenant to Winters Mill site	06-25-1900	Deeds N	135-140	(D-41)
02-25-1898	Deed	Union Mill and Mining Company (CA Corp.)	Joseph Quilici Eugene Pierini Pietro Dominici	Winters Tract A of 22.24 acres Winters Tract B of 9.49 acres Winters Tract C of 12.8 acres	02-25-1898	Deeds M	527-529	(D-42)
04-07-1902	Deed	Union Mill & Mining Company	Carson and Colorado Railway Company (CA Corp.)	3.88 acres including CCRC railyard and 30' strip along southeast side of existing right-of-way 1.485 acres including strip along northwest side of existing right-of-way (recorded at request of Wells Fargo & Co.)	04-03-1903	Deeds N	474-475	(D-43)
11-02-1905	Deed	Francis Newlands as Trustee of the estate of William Sharon	Union Mill and Mining Company (CA Corp.)	All land in G/351	12-11-1905	Deeds O	084-085	Document #295 (D-44)

## KUSTEL &amp; WINTERS MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
11-27-1905	Corp. Resolution	Union Mill and Mining Company (CA Corp.)	Officers: James M. Allen J. P. Martin James Newlands, Jr.	Resolution approved land to sell	12-12-1905	Deeds O	114- 115	Document #335 (D-45)
11-27-1905	Deed	Union Mill and Mining Company (CA Corp.)	Herman Davis	Property in G/351	12-12-1905	Deeds O	115- 117	(D-46)
05-21-1907	Deed		Louis Lenci	Tracts A and C		Deeds O	440	
01-13-1909	Deed	Herman Davis	Nevada Mining, Reduction and Power Company (SD Corp.)	Lands in G/351	12-12-1905	Deeds P	464- 467	Document #6049 (D-47)
06-05-1913	Sheriff Deed	Sheriff of Lyon Co. for Nevada Mining Reduction & Power Co. per Judgment	R. M. Hotaling	143 acres consisting of Winters, Sweetapple,, Metallurgical, Sutro and Illinois Millsites	06-12-1913	Deeds S	182- 185	Document #10928 (D-48)
06-27-1914	Deed	R. M. Hotaling	Louis Lenci	Portion of Winters Millsite between Tracts A and C	07-02-1914	Deeds S	447- 448	Document #11960 (D-49)
06-30-1914	Deed	Louis Lenci Cesira Lenci	R. M. Hotaling	Tract 1 of 0.089 acres Tract 2 of 2.125 acres both being part of Tract C	07-03-1914	Deeds S	448- 449	Document #11966 (D-50)
07-23-1925	Deed	The Hotaling Estate Company (CA Corp.)	Richard M. Hotaling	All property in Lyon County	08-17-1925	Deeds X	234- 236	Document #31934 (D-51)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
10-08-1927	Decree of Settlement of Account and Final Distribution	Estate of Richard Manderful Hotaling	Jane Swinerton George Hotaling	135 acres consisting of Winters, Sweetapple, Metallurgical, Sutro and Illinois Millsites	10-10-1927	Misc M	189-197	Document #25078 (D-52)
08-07-1928	Deed	Jane H. Swinerton George H. Hotaling	Charles Oster	All property in Lyon Co. from Hotaling estate (Misc M/189)	03-27-1929	Z	035-036	Document #36166 (D-53)
09-03-1929	Deed	Charles Oster	Minevada Corp. (NV Corp.)	Property from Hotaling estate (M/189)	02-21-1930	Deeds Z	221-223	Document #36934 (D-54)
06-14-1933	Deed	Minevada Corporation (NV Corp.) by Charles Oster, President	State of Nevada Department of Highways	Portion of parcel next to Highway 50	08-16-1933	Deeds 27	385-386	Document #39963 (D-55)
07-13-1939	Deed	Mary Inda	Camille M. Pradere	1/2 Tract A of 22.24 acres 1/2 Tract C of 12.8 acres	08-01-1939	Deeds 30	245-247	Document #46751 (D-56)
06-24-1940	Deed	Minevada Corporation (NV Corp.) by Charles Oster, President	Charles Oster	"Winters Survey" of 150.85 acres except lands deeded to others by Minevada and its predecessors	07-13-1940	Deeds 30	514-518	Document #47692 (D-57)
04-17-1988	Deed	Charles Oster	Joe Ricci	14.515 acres includes land on which Kustel & Winters Mills and old Logan & Holms Mill stood	04-25-1958	Deeds 41	395-396	Document #74097 (D-58)
12-24-1974	Option	Charles Oster	Daniel A. Webster	6 month option to purchase Winter Millsite of 32 acres	01-08-1975	--	--	Document #21306 (D-59)

## KUSTEL &amp; WINTERS MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
12-24-1974	Quit-claim Deed	Charles Oster	Daniel A. Webster	32 acres Known as Winters Millsite	01-24-1975			Document #021438 (D-60)
05-06-1975	Deed	Charles Oster	Maurice J. Sullivan	Winters Mill Site as in 30/514	05-07-1975			Document #022291 (D-61)
10-26-1982	Deed	Mary Inda aka Mary Thompson	Camille Pradere	29.633 acres (Parcel B on parcel map #71207) and being part of Winters Tract C and parcel in S/447	10-28-1982	--	--	Document #71292 (D-62)
06-18-1985	Deed	William A. Anderson and Joyce E. Anderson	William A. Anderson and Joyce E. Anderson as Trustees of the Anderson 1984 Trust	Ricci Parcel	07-18-1985			Document #94024 (D-63)
07-28-1986	P/A	Daniel A. Webster	Kathleen J. Webster	30 day power of attorney	08-13-1986	--	--	Document #101298 (D-64)
05-03-1988	Treas. Deed	W. J. Parr, County Treasurer	W. J. Parr, Trustee for Lyon County	No taxes paid 1985-1988 Winters Millsite Parcel No. 06-101-03	05-13-1988			Document #115905 (D-65)
06-16-1989	Deed	Camille Pradere	Camille Pradere, Michael Pradere and Barbara J. Pradere. as joint tenants	29.633 acres (Parcel B on parcel map #71207)	07-31-1989	--	--	Document #126179 (D-66)
09-05-1989	QDC	The Anderson 1984 Trust	William a. Anderson	Property in #94024, 94025, & 94026	09-25-1989	None	None	Document #127672 (D-67)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
12-14-1989	QDC	William A. Anderson	William A. Anderson, as trustee for the William A. Anderson Family Trust	Property in #94024, 94025, & 94026	01-10-1990	None	None	Document #130293 (D-68)



**Preliminary Map 2**  
**Kustel & Winters Millsite**

**PARTIALLY SCANNED  
OVERSIZE ITEM(S)**

See document # 2346500 (5 of 21)  
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### 2.3 Birdsall and Carpenter Mill

The Birdsall & Carpenter Mill was also referred to as the "Douglass Mill", the Birdsall & Co. Mill", and the "Lyon Mill". This mill was constructed about 1865 to crush ore from the Comstock mines.

The survey notes from the July 1865 survey of the Township state that the Birdsels (sic) New Quartz Mill bears N. 13° E. from the quarter corner between Sections 26 and 27 and bears N. 66° W. from the common corner of Sections 23, 24, 25 and 26, T.16 N., R. 21 E., MDBM (Map 8).

The April 4, 1865, edition of the Gold Hill News describes the groundbreaking of a 40 stamp mill by Messrs. Carpenter & Birdsall. The mill was run by water power, supplied by Rose's new ditch. The June 5, 1865, edition of the Gold Hill News describes the Birdsall & Carpenter Mill as water powered, having 20 stamps, 10 pans and crushing 30 tons of ore per day. In the 1865 Annual Report of the Surveyor General, this mill was described as being erected in 1865, being powered by water, and having 30 stamps, 20 pans and a crushing capacity of 55 tons of ore per day (A-4;A008364).

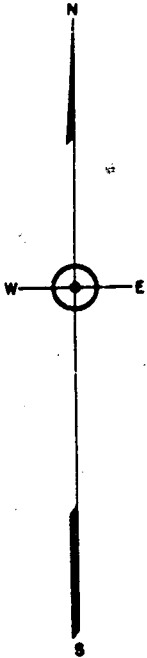
The 1866 State Mineralogist Report describes the Birdsall & Carpenter Mill as being run by water and having 30 stamps, 20 pans and a crushing capacity of 55 tons of ore per day (A-10;A008519). The January 21, 1868, edition of the Territorial Enterprise, describes the Birdsall & Carpenter Mill as being south of Dayton, having an assessed value of \$120,000, and having 30 stamps and 12 pans (B-7;A008579). The 1869-1870 State Mineralogist Report described the Birdsall Mill as having 30 stamps and 40 pans (A-5;A008529).

No title documents were found prior to patent. On May 16, 1870, the Dayton Townsite Patent was conveyed from the United States to Judge William Hayden, Trustee (E-1).

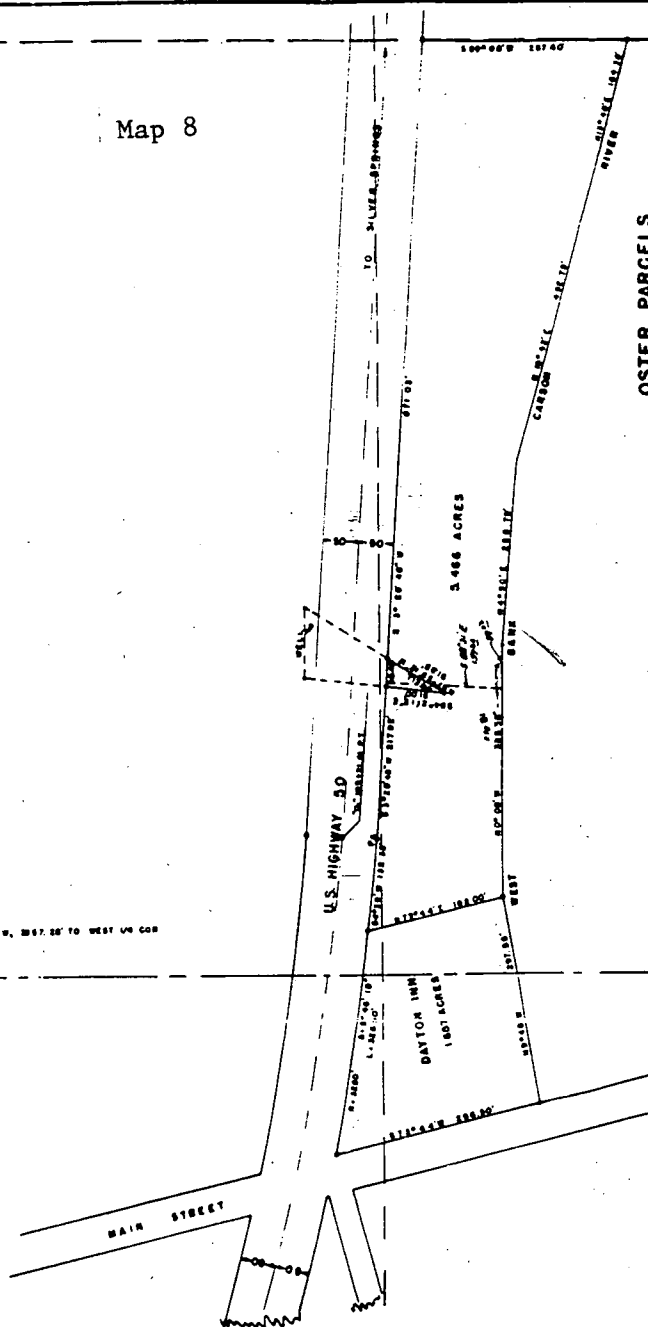
On August 2, 1871, William Hayden, Trustee, granted to Frederick Birdsall, 13.04 acres in the town of Dayton (E-2). This is referred to as the Leet Survey No.1. This tract of land was the millsite property. The language of the lot patent states that it conveys the title to each and every block, lot and parcel to the person or persons entitled, according to their respective rights or interest . . . and whereas Frederick Birdsall is the owner of and is entitled to receive a deed to the property.

On July 17, 1872, in separate deeds, F. Birdsall granted to Henry Merwin, an undivided 14/60ths interest in the Leet Survey Nos. 1-4, Leet Survey No. 1 contained the millsite (13.04 acres); Leet Survey No. 2, a tailings reservoir near the mouth of Gold Canyon (14.80 acres); Leet Survey No. 3, a tailings reservoir below the Rock Point Mill dam (14.76 acres); and Leet Survey No. 4, a tailings deposit west of the Rock Point Mill dam (93/100 acre) (E-3). Constant Birdsall was granted an undivided 4/60ths interest in the Leet Survey Nos. 1-4 (E-4); and George C. Langtry an undivided 4/60ths interest in the Leet Survey Nos. 1-4 (E-5).

Map 8



80° 11' 20" W, 2167.25' TO WEST 1/4 COR



OSTER PARCELS

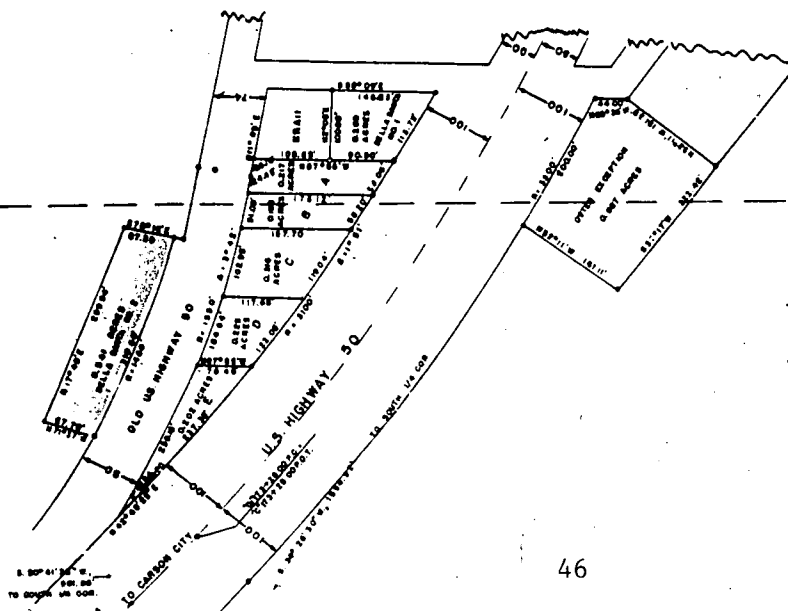
IN SEC. 23 T18N, R21E., M.D.B. & M. V. 1857  
DAYTON LYON COUNTY, NEVADA

#79424 11/3/00 #156

WALTER A. REID  
WALTER A. REID  
R.E.S.L.S. 219

I HEREBY CERTIFY THAT THIS RECORD OF SURVEY MAP IS CORRECTLY  
SHOWN TO THE DESIGNATED SCALE, FROM FIELD NOTES OF SURVEYS  
MADE BY ME ON NOVEMBER 14, 1900, 1901, 1902, THAT STEEL PINS MARK CORNERS.

SCALE - 1" = 100'



MAP 8

1960 Survey Map - Oster Parce.

Source: Lyon County Recorder

The 1871-1872 State Mineralogist Report and the 1876 Nevada, the Land of Silver described the Birdsall & Co. Mill as a tailings mill with a capacity of 300 tons (A-6;A011002) (A-7;A005026).

On December 29, 1873, Frederick Birdsall, Henry Merwin, Constant Birdsall and George C. Langtry granted to Lyon Mill and Mining Company Leet Survey Nos. 1-4, containing the quartz mill and tailings reservoirs (E-6).

Wheeler's 1876 map shows a Lyon Mill approximately one quarter mile south of Dayton (B-2;A010546). The Lyon Mill was described as the most successful tailings mill on the Comstock and as being operated by a man named Langtry (A-12;A020050). In 1886, A. D. Hodges, Jr. published The Process Used at the Comstock for Refining Coppery Bullion produced by Amalgamating Tailings, for the February 1886 meeting of the American Institute of Mining Engineers (A-13;A010490). In this, the author describes the methods of treating tailings and slimes from the Lyon Mill in Dayton, Nevada (A-13;A010491-2).

On May 24, 1882, Lyon Mill and Mining Company granted to Joseph M. Douglass the Leet Survey Nos. 1-4, containing the quartz mill known as the Lyon Mill and formerly known as the Birdsall Mill and the reservoir of tailings situated at the mouth of Gold Canyon and below the Rock Point Mill dam (E-7).

On May 29, 1882, Frederick Birdsall, Almira Merwin, Constant Birdsall and Addie S. Robertson, formerly Addie S. Langtry, granted to Joseph M. Douglass, Leet Survey Nos. 1-4, containing the quartz mill known as the Lyon Mill and formerly known as the Birdsall Mill and the reservoir of tailings situated at the mouth of Gold Canyon and below the Rock Point Mill dam (E-8). No documentation was located to show the transfer or conveyance of interest from Henry Merwin to Almira Merwin or George C. Langtry to Addie S. (Langtry) Robertson.

On May 17, 1909, W. J. Douglass and R. L. Douglass granted to Herman Davis and William B. Sayers, Leet Survey Nos. 1-4 and other lands. There was no mention of the mill or the tailings reservoir (E-9). Apparently W. J. Douglass and R. L. Douglass are successors in interest to Joseph M. Douglass. For cost purposes the search of Douglass to Douglass was not made.

On June 28, 1909, Herman Davis and Christina Davis, his wife, and W. B. Sayers and Mabel F. Sayers, his wife, granted to R. M. Hotaling, all property as conveyed by W. J. Douglass and R. L. Douglass to Herman Davis and William B. Sayers in title document E-9, containing Leet Survey Nos. 1-4 and other lands (E-10).

On July 23, 1925, The Hotaling Estate Company granted to Richard M. Hotaling all property, both real and personal, owned by it in Lyon County, Nevada (E-11). The deed was recorded at the request of W. H. Scott, who was later shown to be the secretary of Minevada Corporation. This deed is of note because it is signed by "all of the stockholders of the Hotaling Estate Company." This list of stockholders includes the "Wells Fargo Bank & Union Trust Co. [b]y S. J. Brockwedel Vice President [and] Charles duParo Assistant Secretary". No documentation was located to indicate how The Hotaling Estate Company acquired the property in Lyon County, Nevada. R. M. Hotaling was shown as a director of The Hotaling Estate Company.

On October 8, 1927, a Decree of Settlement of Account and Final Distribution was entered in Ormsby County, Nevada, in the matter of the Estate of Richard Manderful Hotaling. It conveyed the property from Hotaling's estate to his heirs, Jane Hotaling Swinerton and George H. Hotaling (E-12). The decree references the Leet Survey Nos. 1-4 and other lands, including part of a 135-acre parcel including the Winters, Metallurgical, Sutro and Illinois Millsites as well as the Sweetapple site.

On August 7, 1928, Jane Hotaling Swinerton and George H. Hotaling granted to Charles Oster all property described in the Decree of Settlement of Account and Final Distribution entered in Ormsby County, Nevada, in the matter of the Estate of Richard Manderful Hotaling. The deed was also recorded at the request of W. H. Scott (E-13).

On September 3, 1929, Charles Oster granted to Minevada Corporation, a Nevada corporation, the property described in the Decree of Settlement of Account and Final Distribution in the Estate of Richard Manderful Hotaling (E-14). Charles Oster was president and W. H. Scott was the secretary of Minevada Corporation.

On June 14, 1933, Minevada Corporation quitclaimed to The State of Nevada, Department of Highways a portion of Leet Survey No. 1, containing 4.67 acres for use as the right-of-way for the public highway (E-15).

On June 24, 1940, Minevada Corporation granted to Charles Oster all the property as described in and referred to in that deed from W. J. Douglass and R. L. Douglass to Herman Davis and William B. Sayers, including Leet Survey Nos. 1-4 and other lands (E-16).

On November 21, 1959, Charles Oster granted to Victor Della Santa and Assunta Della Santa a portion of Leet Survey No. 1, containing 0.541 acres and including "the old Douglas Mill foundation which lies in the south end of the parcel" (E-17).

On November 29, 1968, Victor Della Santa and Assunta Della Santa granted to Camille M. Pradere and Victoria Pradere a portion of Leet Survey No. 1, containing 0.089 acres (E-18).

On May 20, 1971, Victor Della Santa, Assunta Della Santa, Camille M. Pradere, and Victoria Pradere executed a Deed of Correction, to correct an erroneous property description in the deed dated November 29, 1968. The corrected description is a portion of the Leet Survey No. 1 and contains 0.67 acres (E-19).

The current assessed owners of the historic millsite parcels are:

Current Assessed Owners

<u>Parcel No.</u>	<u>Owner</u>
06-064-01	Pradere, Camille M. & Victoria Box 146 Dayton, Nevada 89403
06-062-04	Barton, Helen F. Box 104 Dayton, Nevada 89403
06-062-05	Howard, Albert P. & Abigail L. Box 634 Dayton, Nevada 89403
06-062-06	Nieri, Paul Jr./Howard, Gail 5 Morris Circle Carson City, Nevada 89701
06-062-07	Kunkle, Thomas O. & Julie A. 175 Silver St. Dayton, Nevada 89403
06-062-08	Lyon County Trust (Owner unknown)
06-063-01	Benum, John & Peggy P.O. Box 789 Dayton, Nevada 89403
06-063-03	Lyon County, Dayton Town Park
06-064-02	Pradere, Camille M. & Victoria Box 146 Dayton, Nevada 89403
06-064-03	Kirby, Victor & D. Kinkel et al. 4374 E. Nye Lane Carson City, Nevada 89706
06-064-04	Allec, Everett A. & Bonnie C. Box 1525 Carson City, Nevada 89702
06-064-05	Buonamici, Vasco L. & Millicent Box 19 Carson City, Nevada 89702
06-064-09	Lyon County

06-064-11	Lyon County
06-064-12	Comstock Historic District Commission (No address listed)
06-064-13	Comstock Historic District Commission (No address listed)
06-064-14	Comstock Historic District Commission (No address listed)
06-064-15	Storrs, George (Art) & Lois P.O. Box 939 Dayton, Nevada 89403
06-064-16	Lyon County, Bluestone Bldg. (No address listed)
06-065-01	Saylor, Steven P.O. Box 204 Dayton, Nevada 89403
06-081-01	Dayton Sand & Gravel Co. P.O. Box 193 Dayton, Nevada 89403
06-081-03	Lyon County, Dayton Cemetery Dayton, Nevada 89403
06-101-02	Anderson, Royce P.O. Box AP Incline Village, Nevada 89450
none	State of Nevada Department of Transportation (land under Highway 50)

The title tree, title abstract, and Preliminary Millsite Map for the Birdsall and Carpenter Millsite follow. The title documents are contained in Attachment IV.



**Figure 3 Birdsall and Carpenter Mill Title Tree**

**PARTIALLY SCANNED  
OVERSIZE ITEM(S)**

See document # 2346500 (6 of 21)  
for partially scanned image(s).

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**BIRDSALL & CARPENTER QUARTZ MILLSITE**

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
05-16-1870	Town Site Patent	United States of America	William Hayden, District Judge, Trustee	Town of Dayton includes E 1/2 Section 23				(E-1)
08-02-1871	Lot Patent	William Hayden, Trustee	Frederick Birdsall	13.04 acres (Leet #1 Survey)	08-05-1871	Deeds G	212-214	(E-2)
07-17-1872	Deed	F. Birdsall	Henry Merwin	14/60 interest in Leet survey #1 + Birdsall and Company Mill 14/60 Leet #2-4 including tailings	07-18-1872	Deeds G	573-576	(E-3)
07-17-1872	Deed	F. Birdsall	Constant Birdsall	4/60 interest as in Deeds G/573	07-18-1872	Deeds G	577-580	(E-4)
07-17-1872	Deed	F. Birdsall	George C. Langtry	4/60 interest as in Deeds G/573	07-19-1872	Deeds G	580-583	(E-5)
12-29-1873	Deed	Frederick Birdsall Henry Merwin Constant Birdsall George C. Langtry	Lyon Mill and Mining Company (California corporation)	Consideration was stock in Lyon Mill and Mining Company Leet #1-4 including Birdsall Mill and tailings Statement about lawsuits with grantors as defendants	01-10-1874	Deeds H	013-017	(E-6)
05-24-1882	Deed	Lyon Mill and Mining Company (California Corporation)	Joseph M. Douglass	All property in Deeds H/013	06-03-1882	Deeds J	256-264	(E-7)

**BIRDSALL & CARPENTER QUARTZ MILLSITE (continued)**

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
05-29-1882	Deed	Frederick Birdsall Constant Birdsall Almira Merwin Addie S. (Langtry) Robertson	Joseph M. Douglass	All property in Deeds H/013	06-03-1992	Deeds J	264-268	(E-8)
05-17-1909	Deed	R. L. Douglass W. J. Douglass	Herman Davis William Sayers	Leet Surveys #1-4, no mention of mill or tailings	05-19-1909	Deeds Q	117-120	Document #6862 (E-9)
06-28-1909	Deed	Herman Davis Christina Davis W. B. Sayers Mabel F. Sayers	R. M. Hotaling	All property in Deeds Q/117	12-24-1909	Deeds Q	285-287	Document #7355 (E-10)
07-23-1925	Deed	The Hotaling Estate Co. (CA Corp.)	Richard M. Hotaling	All property in Lyon County	08-17-1925	Deeds X	234- 236	Document #31934 (E-11)
10-08-1927	Decree	Estate of Richard Manderful Hotaling	Jane H. Swinerton George H. Hotaling	Leet Surveys 1-4	10-10-1927	Misc M	189-192	Document #35078 (E-12)
08-07-1928	Deed	Jane H. Swinerton George H. Hotaling	Charles Oster	Property in Misc. M/189	03-27-1929	Deeds Z	035-036	Document #36166 (E-13)
09-03-1929	Deed	Charles Oster	Minevada Corporation (NV Corp.)	Property in Misc. M/189	02-21-1930	Deeds Z	221-223	Document #36934 (E-14)
06-14-1933	QCD	Minevada Corporation (Charles Oster, President) (W. H. Scott, Secretary)	State of Nevada Department of Highways	Portion of Leet #1 Right-of-way for old U.S. 50	08-16-1933	Deeds 27	385-386	Document #39963 (E-15)

**BIRDSALL & CARPENTER QUARTZ MILLSITE (continued)**

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
06-24-1940	Deed	Minevada Corporation (same officers as above)	Charles Oster	As in Deeds Q/117	07-13-1940	Deeds 30	514-518	Document #47692 (E-16)
11-21-1959	Deed	Charles Oster	Victor Della Santa and Assunta Della Santa	0.541 acres on River Street including old Douglas Mill foundation at south end of parcel	12-03-1959	Deeds 42	511-512	Document #76685 (E-17)
11-29-1968	Deed	Victor Della Santa Assunta Della Santa	Camille M. Pradere and Victoria Pradere	0.089 acres/See Deed at #06578	01-23-1969	Deeds 52	297-298	Document #103743 (E-18)
05-20-1971	Correc- tion Deed	Victor Della Santa Assunta Della Santa	Camille M. Pradere Victoria Pradere	Corrects description in Deeds 52/297 0.67 acres including land in Deeds 42/511 with Douglas Mill foundation	05-26-1971	None	None	Document #06578 Official Records (E-19)

**Preliminary Map 3**  
**Birdsall Millsite & French's Millsite**

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## 2.4 Keller & Co. Mill

This mill was also known as the "Lindauer & Hirschman Quartz Mill" and the Sweetapple Mill. Based on the Record of Survey at Book A, Page 209, (Map 9), The mill bears N. 41 1/2° E. from the quarter corner between Sections 23 and 26 and bears N. 38° W. from the common corner of Sections 23, 24, 25, and 26, T. 16 E., R. 21 E. MDBM. This location has been plotted on an old base map from the assessor's office (Map 10).

In the 1865 Annual Report of the Surveyor General, the Lindauer & Co. Mill was described as being erected in 1861, being powered by steam and water, having 15 stamps and 10 pans, and having a crushing capacity of 20 tons (A-4;A008364). In Kelley's 1862 Directory, this mill was described as situated on the west side of the river, a few hundred yards below the Aurora mill, as being 60 x 75 feet in size, as running 15 stamps, and as crushing about 20 tons of ore per day. The proprietors were identified as Joseph Keller and Isaac Cohen (A-2;011026).

On November 20, 1862, Abraham Lindauer, Moses Hirschman and Henry Sweetapple had the site surveyed by P. Pollock "under the discretion of John Day", the county surveyor (F-1). On November 28, 1862, the property identified in the survey was transferred from Joseph Keller, Rosalia Keller and Isaac Cohen to Abraham Lindauer and Moses Hirschman (F-2).

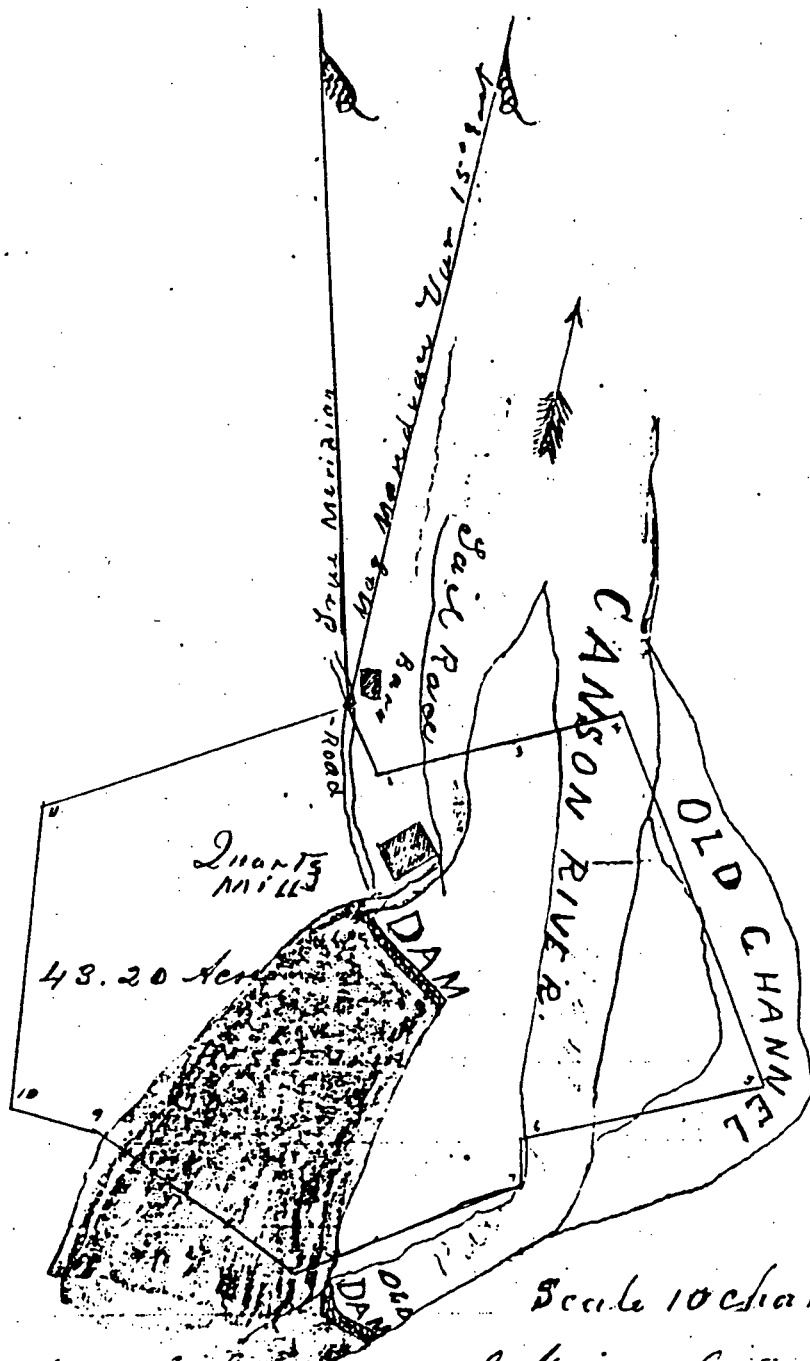
On December 8, 1862, Lindauer granted Hirschman an undivided one-half of two-fifths interest in the property known as Keller & Co.'s Mill and millsite (F-3). In 1863, Kelley's Second Directory described the Lindauer & Hirschman Mill as being situated on the west side of the river, a few hundred yards below the Dayton Mills, being 60 x 75 feet in extent, running 15 stamps, and crushing about 15 tons of ore per day (A-3;A008136). On February 26, 1864, Lindauer and Hirschman granted Henry Sweetapple a one-fifth undivided interest in the property (F-4). A deed from Hirschman conveying his two-fifths interest in the mill and millsite to A. Block was executed on September 30, 1864 (F-5).

The June 5, 1865 edition of the Gold Hill News describes the Lindauer & Hirschman Mill as being owned by Lindauer, Hirschman and Sweetapple, with Sweetapple as Superintendent. Consistent with prior accounts, the mill was described as being powered by water, as having 15 stamps and 10 pans and as crushing 20 tons per day (B-4;A008572).

Lindauer conveyed his interest in the mill and millsite to L. Gerstle on October 7, 1865 (F-6). Shortly thereafter, on October 17, 1865, Sweetapple conveyed his one-fifth interest to the Imperial Silver Mining Co., a California corporation (F-7). On October 27, 1865, Gerstle and Block each conveyed their two-fifths interests to Imperial Silver Mining (F-8, F-9).

At this point there is a gap in the title history, which does not show a transfer from Imperial Silver. The site was encompassed in the Townsite Patent for the Town of Dayton granted to William Hayden as Trustee in May 1870 (F-10), which is the next event recorded in the title history. The 1866 State Mineralogist Report stated that a Lindauer & Co. Mill was described as being dismantled (A-10;A008519). This statement is not specifically confirmed by the title





MAP 9

1862 Land Claim - Sweetapple Survey

Source: Lyon County Recorder

Scale 10 chains to 1 inch ~

ed plot of Survey of Mill Site and water right on  
 yton Lyon County Nevada Territory Surveyed for Hindman  
 and Henry Sweetapple By P. Pollock under the direction  
 county Surveyor November 20<sup>th</sup> 1862. Chairman G. S. Bliss  
 Waynard

refed from assumed True Meridian

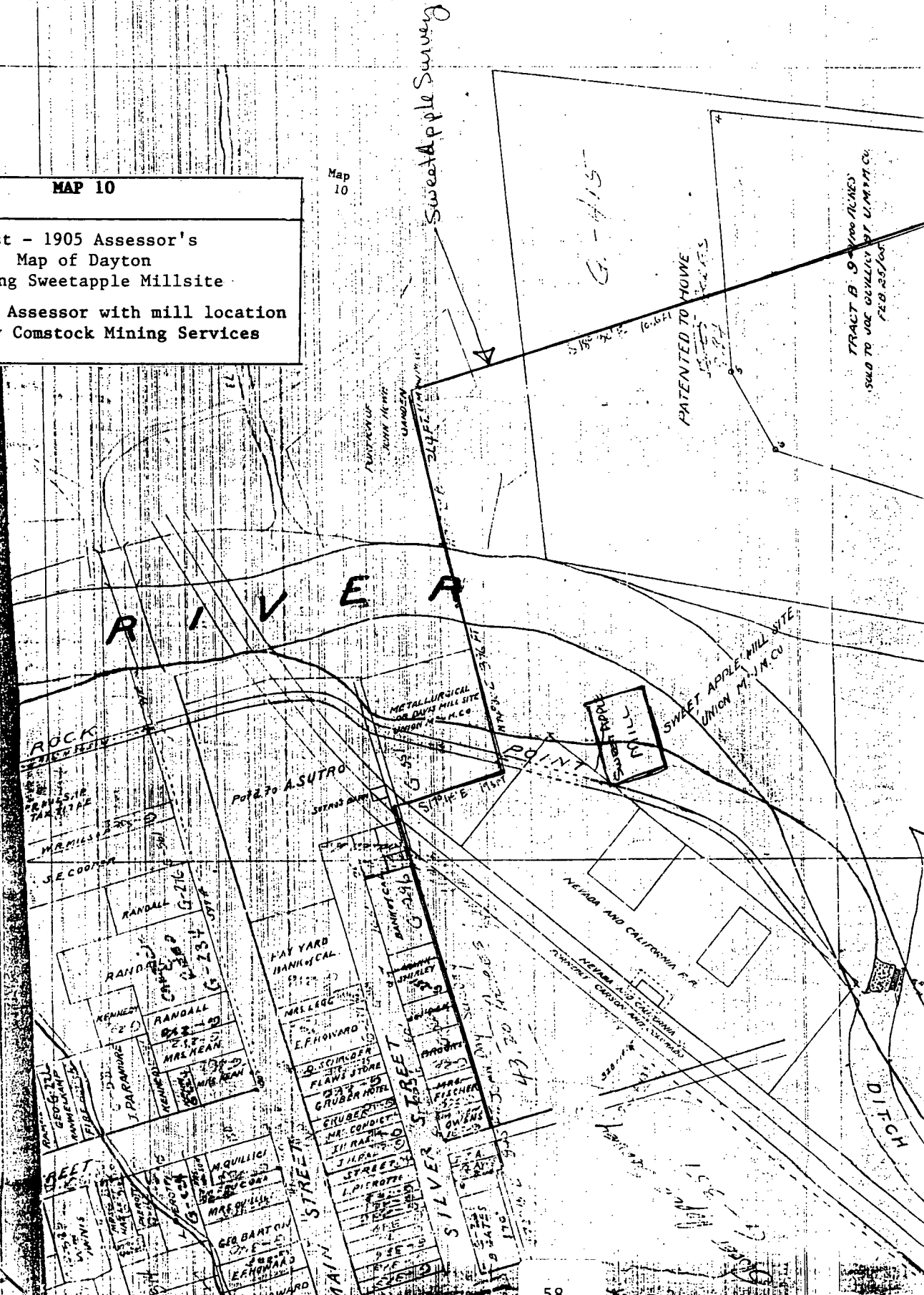
tation 1 = 15° E. Beginning at a Stake about 1.30

MAP 10

Post - 1905 Assessor's  
Map of Dayton  
Showing Sweetapple Millsite

Source: Tax Assessor with mill location  
plotted by Comstock Mining Services

H. Keller & Co. PROBABLE LOCATION OF MILL



documents that follow, although none of these documents appear to mention the existence of a mill. The title documents instead refer to "the millsite," or simply refer to lots or parcels. Following the Townsite patent, the complete parcel (still referred to as the Sweetapple survey of 43.20 acres) was conveyed to William Sharon in a lot patent from Hayden on August 1, 1871 (F-11). The language of the lot patent suggests that Sharon was entitled to the property, but it does not explain how or why. The property apparently remained in the hands of Sharon and his estate until it was conveyed by F. G. Newlands, as trustee for Sharon, to the Union Mill and Mining Co. (UMMC) on November 2, 1905 (F-12).

The deed conveying the property from Sharon's estate to UMMC was recorded at the request of Herman Davis. A corporate resolution of UMMC to sell land to Herman Davis was passed on November 27, 1905 (F-13), followed immediately on the same date by a conveyance of the land from UMMC to Herman Davis (F-13). This deed refers to the original lot patent to Sharon for purposes of describing the property. It was also recorded at the request of Herman Davis.

Davis transferred the property to the Nevada Mining, Reduction and Power Company (NMRPC) on January 13, 1909 (F-14). This deed likewise refers to the original Sharon lot patent as the description of the property. Although for certain other parcels included in this deed there is specific language conveying tailings situated upon the "premises hereinbefore described" (F-14), this language does not appear to apply to the portion of the document which refers to the parcel encompassing the Sweetapple Millsites. On June 5, 1913, by sheriff's sale, the property was conveyed from NMRPC to R. M. Hotaling, as part of a much larger transaction encompassing numerous Millsites and other land (F-15). Recordation of this deed was requested by a W. H. Scott, who was, at least at a future date, the secretary of Minevada Corp., a future owner of the parcel.

On July 23, 1925, the property was conveyed from the Hotaling Estate Company back to Richard M. Hotaling (F-16). Again, the deed was recorded at the request of W. H. Scott. The title documents do not show how or when Hotaling initially conveyed the property to the Hotaling Estate Co. This deed is of note because it is signed by "all of the stockholders of the Hotaling Estate Company". This list of stockholders includes the "Wells Fargo Bank & Union Trust Co. [b]y S. J. Brockwedel Vice President [and] Charles duParo Assistant Secretary" (F-16).

On October 8, 1927, a judicial decree conveyed the property, as part of a 135 acre parcel including the Winters, Metallurgical, Sutro and Illinois millsites as well as the Sweetapple site, from Hotaling's estate to his heirs, Jane Hotaling Swinerton and George H. Hotaling (F-17). These parties subsequently conveyed their interest in all of the property to Charles Oster on August 7, 1928 (F-18). Again the deed was recorded at the request of W. H. Scott. Oster conveyed the property to Minevada Corporation, a Nevada Corporation of which he was president and W. H. Scott secretary (F-20), on September 3, 1929 (F-19). Once again, the deed was recorded at the request of W. H. Scott.

About ten years later, on June 24, 1940, Minevada Corp. conveyed back to Charles Oster a number of specific properties, including the "Sweet Apple [sic] Millsite of 43 acres, excluding therefrom part conveyed to Truckee River General Electric Company, recorded in Book R, page 571, Lyon County Nevada Records" (F-20). This deed was also recorded at the request of W. H. Scott.

On April 17, 1958, Oster deeded a parcel of land consisting of approximately 3.21 acres of land on the site to Alda and Albert Sbragia (F-21), and likewise conveyed 14.515 acres to Joe Ricci (F-22). The descriptions of the property in these deeds appear to be a part of the Sweetapple Millsite. The current assessed owners of the historic millsite parcels are:

Current Assessed Owners

<u>Parcel No.</u>	<u>Owner</u>
06-071-07	Sbragia, Alda et al. Trustees P.O. Box 134 Dayton, Nevada 89403
06-062-01	Stallings, Madeline J. et al. P.O. Box 513 Dayton, Nevada 89403
06-062-02	Nieri, Paul Jr. & Donna L. 5 Morris Circle Carson City, Nevada 89701
06-062-03	Monia, Raymond F. & Elaine L. Box 114 Dayton, Nevada 89403
06-062-04	Barton, Helen F. Box 104 Dayton, Nevada 89403
06-062-05	Howard, Albert P. & Abigail L. Box 634 Dayton, Nevada 89403
06-062-06	Nieri, Paul Jr./Howard, Gail 5 Morris Circle Carson City, Nevada 89701
06-063-01	Benum, John & Peggy P.O. Box 789 Dayton, Nevada 89403
06-063-02	Daley, Lawrence P.O. Box 1163 Dayton, Nevada 89403
06-071-03	Marsh, Allen E. & Gloria P.O. Box 777 Dayton, Nevada 89403

06-071-04	Marsh, Allen E. & Gloria P.O. Box 777 Dayton, Nevada 89403
06-071-05	Sbragia Enterprises P.O. Box 134 Dayton, Nevada 89403
06-071-06	Sbragia Enterprises, Inc. P.O. Box 134 Dayton, Nevada 89403
06-071-08	Ranson, Norma L. P.O. Box 40985 Reno, Nevada 89504
06-071-09	Simmons, Fay Elizabeth et al. c/o Lynda Nickerson P.O. Box 1213 Dayton, Nevada 89403
06-071-10	Anderson, Royce P.O. Box AP Incline Village, Nevada 89450
06-072-01	Arneron, [sic] Robert & Mildred et al. 20 Bodie Dr. Carson City, Nevada 89706
06-072-03	Arneson, [sic] Robert E. & Mildred E. 20 Bodie Dr. Carson City, Nevada 89706
06-072-04	Sbragia Enterprises P.O. Box 134 Dayton, Nevada 89403
06-072-05	Storrs, George A. & Lois V. Box 939 Dayton, Nevada 89403
06-072-06	Storrs, George A. & Lois V. Box 939 Dayton, Nevada 89403
06-074-01	Stocav, Inc. P.O. Box 83 Dayton, Nevada 89403

06-074-02	Sbragia, Alda et al. Co-Trustees P.O. Box 134 Dayton, Nevada 89403
06-074-03	Burke, John C./Adams, Kenneth Box 686 Dayton, Nevada 89403
06-074-04	Sierra Pacific Power Co. P.O. Box 10100 Reno, Nevada 89520
06-075-01	Vanous, Jerry David P.O. Box 298 Cheshire, OR 97419
06-075-02	Smith, Lisle Clark & Dorothy F. P.O. Box 815 Dayton, Nevada 89403
06-101-01	Ricci, Joseph J. & Grace P.O. Box 133 Dayton, Nevada 89403
none	State of Nevada Department of Transportation (land under Highway 50)

The title tree, title abstract and Preliminary Millsite Map for the Keller & Co. Millsite follow. The title documents are contained in Appendix V.

**Figure 4 Keller and Company Mill Title Tree**

**PARTIALLY SCANNED  
OVERSIZE ITEM(S)**

See document # 2346500 (8 of 21)  
for partially scanned image(s).

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KELLER & COMPANY MILLSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
11-20-1862	Survey of Land Claim	Pollock	A. Lindauer Moses Hirschman Henry Sweetapple	Sweetapple Survey showing quartz mill	11-26-1862	Survey A	209	(F-1)
11-28-1862	Deed	Joseph Keller Rosalia Keller Isaac Cohen	Abraham Lindauer Moses Hirschman	Sweetapple Survey A/209	11-28-1862	Deeds A	551-552	(F-2)
12-08-1862	Deed	Abraham Lindauer	Moses Hirschman	1/2 of 2/5 Keller & Company's Mill and Millsite	12-08-1862	Deeds A	646-647	(F-3)
02-26-1864	Deed	A. Lindauer Moses Hirschman	Henry Sweetapple	1/5 of A/209 Survey	02-29-1864	Deeds C	373-376	(F-4)
09-13-1864	Deed	Moses Hirschman	A. Block	2/5 of A/209 Survey	10-10-1864	Deeds D	195-197	(F-5)
10-07-1865	Deed	A. Lindauer	L. Gerstle	Keller & Company Mill aka Lindauer & Hirschman Mill and 50 acre millsite	10-09-1865	Deeds D	790-791	(F-6)
10-17-1865	Deed	Henry Sweetapple	Imperial Silver Mining Company (CA Corp.)	1/5 of A/209 Survey 43.20 acres	10-30-1865	Deeds D	843-845	(F-7)
10-27-1865	Deed	Lewis Gerstle	Imperial Silver Mining Company (CA Corp.)	2/5 of A/209 Survey 43.20 acres	10-30-1865	Deeds D	838-840	(F-8)
10-27-1865	Deed	A. Block	Imperial Silver Mining Co. (CA Corp.)	2/5 of A/209 Survey 43.20 acres	10-30-186	Deeds D	840-843	(F-9)
05-16-1870	Town site Patent	United States of America	William Hayden, Trustee	Town of Dayton				(F-10)
08-01-1871	Lot Patent	William Hayden, Trustee	William Sharon	Sweetapple Survey of 43.20 acres	08-29-1871	Deeds G	351-353	(F-11)

## KELLER &amp; COMPANY MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
11-02-1905	Deed	Francis G. Newlands as Trustee for William Sharon	Union Mill and Mining Company (CA Corp.)	Land in G/351	12-11-1905	Deeds O	084-085	Document #295 (F-12)
11-27-1905	Corp. Resolution	Union Mill and Mining Company (CA Corp.)	Officers: James M. Allen J. P. Martin James Newlands, Jr.	Resolution approved land to sell	12-12-1905	Deeds O	114-115	Document #3315 (F-13)
11-27-1905	Deed	Union Mill and Mining Company (CA Corp.)	Herman Davis	Lands in G/351	12-12-1905	Deeds O	115-117	Document #3315 (F-13)
01-13-1905	Deed	Herman Davis	Nevada Mining Reduction and Power Company (SD Corp.)	Land in G/351	01-15-1909	Deeds P	464-467	Document #6049 (F-14)
06-05-1913	Sheriff Deed	Sheriff for Nevada Mining Reduction and Power Company	R. M. Hotaling	143 acres consisting of Sweetapple, Winters, Metallurgical, Sutro and Illinois Millsites	01-12-1913	Deeds S	182-185	Document #10928 (F-15)
07-23-1925	Deed	The Hotaling Estate Company (CA Corp.)	Richard M. Hotaling	All property in Lyon County	08-17-1925	Deeds X	234-236	Document #31934 (F-16)
10-08-1927	Decree	Estate of Richard Manderful Hotaling	Jane Hotaling Swinerton George H. Hotaling	135 acres consisting of Sweetapple, Winters, Metallurgical, Sutro and Illinois Millsite	10-10-1927	Misc M	189-197	Document #35078 (F-17)
08-07-1928	Deed	Jane H. Swinerton George H. Hotaling	Charles Oster	Land in Misc M/189	03-27-1929	Deeds Z	035-036	Document #36166 (F-18)
09-03-1929	Deed	Charles Oster	Minevada Corporation (NV Corp.)	Land in Misc M/189	02-21-1930	Deeds Z	221-223	Document #36934 (F-19)
06-14-1933	Deed	Minevada Corporation (NV Corp.)	Charles Oster	Sweetapple Millsite of 43 acres excluding portion in R/571	07-13-1940	Deeds 30	514-518	Document #47692 (F-20)

## KELLER &amp; COMPANY MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
04-17-1958	Deed	Charles Oster	Albert Sbragia Alda Sbragia	3.21 acres on Carson River includes land on which the Sweetapple or Keller & Co Mill stood	04-25-1958	Deeds 41	394- 395	Document #74096 (F-21)
04-17-1958	Deed	Charles Oster	Joe Ricci	14.515 acres includes land on which the Kustel & Winters Mills and old Logan & Holmes mill stood (See Kustel & Winters abstracts and title trees) This parcel includes part of the Winters and Sweetapple surveys.	04-25-1959	Deeds 41	395- 396	Document #74097 (F-22)

**Preliminary Map 4**  
**Keller & Company Millsite**

**PARTIALLY SCANNED  
OVERSIZE ITEM(S)**

See document # 2346500 (9 of 21)  
for partially scanned image(s).

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## 2.5 Solomon and Davis Mill

The Solomon and Davis Mill was also known as the Davis & Co. Mill, the Solomon & Jacobs Mill, the Metallurgical Mill, and the Hunt's Mill. The Solomon & Davis Mill was located just north of the Keller & Co. millsite (Maps 11 and 12). The survey notes from the July 1865 survey of the township state that Hunt's Quartz Mill was on the east side of the town of Dayton and bears N. 30° W. from the common corner of Sections 23, 24, 25, and 26, and bears N. 37° E. from the quarter corner between Sections 23 and 26, T. 16 N., R. 21 E., MDBM.

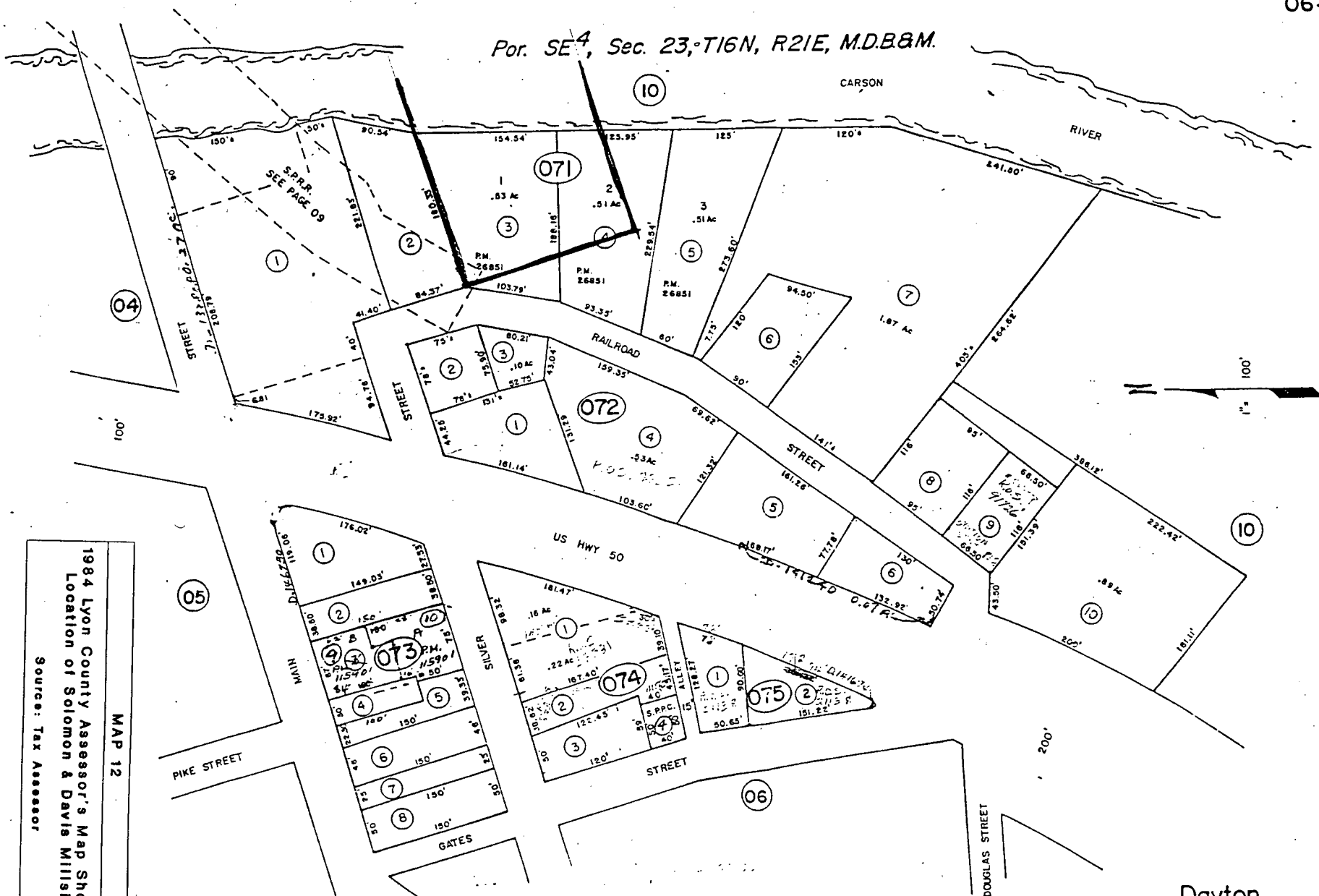
On September 20, 1861, Joseph Keller & Co. conveyed property later identified as the location of the Solomon & Davis Mill to S. Davis and S. Jacobs (G-1). This indenture does not make reference to the existence of a mill on the site at that time, it clearly contemplates the construction of a mill by its reference to a privilege of running sluice boxes across the tail races of the adjoining Keller & Co. Millsite "to carry all the refuse stuff from the Mill of the parties of the second part to the Carson River."

Following the grant to Solomon and Jacobs, there is a gap in the title history. The site was encompassed in the Townsite Patent for the Town of Dayton granted to William Hayden as Trustee in May 1870 (G-2), which is the next event recorded in the title history.

Following the Townsite patent, the parcel was conveyed to William Sharon in a lot patent from Hayden on August 1, 1871 (G-3). The language of the lot patent suggests that Sharon was entitled to the property, but it does not explain how or why. The lot patent refers to this parcel as "the Metallurgical [sic] or Davis mill property". With the exception of two conveyances relating to railroad rights-of-way, the property apparently remained in the hands of Sharon and his estate until it was conveyed by F. G. Newlands, as trustee for Sharon's estate, to the Union Mill and Mining Co. (UMMC) on November 2, 1905 (G-6). However, there is a conveyance of a portion of the parcel for a 60-foot railroad right-of-way to the Carson & Colorado Rail Road Co. from UMMC on June 6, 1880 (G-4), and a deed of 5.365 acres along that right-of-way on April 7, 1902 from UMMC to the Carson & Colorado Railway Co. (G-5). That these conveyances occurred prior to the transfer of the property from Sharon's estate to UMMC supports the assertion that there was an extremely close relationship between Sharon and UMMC. The deed conveying the property from Sharon's estate to UMMC was recorded at the request of Herman Davis. A corporate resolution by UMMC (recorded along with the deed) to sell land to Herman Davis was passed on November 27, 1905 (G-8), followed immediately on the same date by a conveyance of the land from UMMC to Herman Davis (F-7). This deed refers to the original lot patent to Sharon for purposes of describing the property. It was also recorded at the request of Herman Davis.

Davis transferred the property to the Nevada Mining, Reduction and Power Company (NMRPC) on January 13, 1909 (G-9). This deed likewise refers to Sharon's original lot patent for a description of the property. Although for certain other parcels included in this deed there is specific language conveying tailings situated upon the "premises hereinbefore described" (G-9), this language does not appear to apply to the portion of the document which covers this parcel, referred to as the Metallurgical Millsite. On June 5, 1913, by sheriff's sale, the

Map Showing Mill Locations  
Based on 1865 Cadastral Survey  
Source: Lyon County Assessor with  
notations by Comstock Mining Services



1984 Lyon County Assessor's Map Showing  
Location of Solomon & Davis Millsite  
Source: Tax Assessor

MAP 12

OCTOBER 1984 / TC

**NOTE:** This plat is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

Dayton  
LYON COUNTY

Map 12



property was conveyed from NMRPC to R. M. Hotaling, as part of a much larger transaction encompassing numerous Millsites and other land (G-10). It is of note that recordation of this deed was requested by a W. H. Scott, who was, at least at a future date, the secretary of Minevada Corp., a future owner of the land.

On July 23, 1925, the property was conveyed from the Hotaling Estate Company back to Richard M. Hotaling (G-11). Again, the deed was recorded at the request of W. H. Scott. The title documents do not show how or when Hotaling initially conveyed the property to the Hotaling Estate Co. This deed is of note because it is signed by "all of the stockholders of the Hotaling Estate Company." This list of stockholders includes the "Wells Fargo Bank & Union Trust Co. [b]y S. J. Brockwedel Vice President [and] Charles duParo Assistant Secretary" (F-16).

On October 8, 1927, a judicial decree conveyed the property, as part of a 135-acre parcel including the Winters, Sweetapple, Sutro and Illinois millsites as well as the Metallurgical site, from Hotaling's estate to his heirs, Jane Hotaling Swinerton and George H. Hotaling (G-12). These parties subsequently conveyed their interest in all of the property to Charles Oster on August 7, 1928 (G-13). Again the deed was recorded at the request of W. H. Scott. Oster conveyed the property to Minevada Corporation, a Nevada Corporation of which he was president and W. H. Scott secretary (G-15), on September 3, 1929 (G-14). Once again, the deed was recorded at the request of W. H. Scott.

On June 24, 1940, Minevada Corp. conveyed back to Charles Oster a number of specific properties, including the "Metallurgical Millsite, Davis Millsite property." (G-15) This deed was also recorded at the request of W. H. Scott.

On April 17, 1958, Oster executed a parcel of land consisting of approximately 3.21 acres of land which encompassed the millsite and part of the Sweetapple millsite to Alda and Albert Sbragia (G-16). The Sbragias conveyed two parcels of land to Myra Denison on September 1, 1959, the second of which appears to be the parcel containing the Solomon & Davis millsite (G-17). Myra Denison granted this parcel to John Denison on June 29, 1965 (G-18). John and Mary Denison, as husband and wife, deeded most of this property to Logan and Mildred Denison, as joint tenants, on August 3, 1971, retaining a portion of the parcel shown on a 1976 survey map as "Parcel 3" (G-20) for themselves (G-19). On July 18, 1976, John and Mary quitclaimed Parcels 1 and 2 to Logan and Mildred (G-21). The 1976 survey, conducted in March of that year, was apparently done in preparation for this transaction. Logan and Mildred Denison conveyed the property to Area Builders, Inc., a Nevada corporation, on February 23, 1978 (G-22). Area Builders deeded the property to Allen and Gloria Marsh on October 14, 1982 (G-23). A deed of trust was filed for the site on that date (G-24).

The current assessed owners of the historic millsite parcels are:

Current Owners

<u>Parcel No.</u>	<u>Owner</u>
06-071-03	Marsh, Allen E. and Gloria P.O. Box 777 Dayton, Nevada 89403
06-071-04	Marsh, Allen E. and Gloria P.O. Box 777 Dayton, Nevada 89403
06-101-01	Ricci, Joseph J. & Grace P.O. Box 133 Dayton, Nevada 89403

The title tree and title abstract for the Solomon & Davis Millsite follow. The Preliminary Millsite Map for the Solomon & Davis Millsite is included with the Sutro Millsite on page 86. The title documents are contained in Appendix VI.

**Figure 5 Solomon and Davis Title Tree**

**PARTIALLY SCANNED  
OVERSIZE ITEM(S)**

See document # 2346500 (10 of 21)  
for partially scanned image(s).

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SOLOMON & DAVIS MILLSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY AND COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
09-20-1861	Deed	Joseph Keller and Company	S. Jacobs S. Davis	Millsite (No Buildings Present)	10-31-1861	CCR King's 2	184 (G-1)	Also LC/CCR Trans A/719-721 (G-1A)
05-16-1870	Town Site Patent	United States of America	William Hayden, District Judge, Trustee	Town of Dayton				(G-2)
08-01-1871	Lot Patent	William Hayden, Trustee	William Sharon	Metallurgical or Davis Mill property	08-29-1871	Deeds G	351- 353	(G-3)
06-08-1880	Deed	Union Mill and Mining Company	Carson and Colorado Rail Road Company (CA corp)	60 foot right-of-way	06-11-1880	Deeds J	036- 037	(G-4)
04-07-1902	Deed	Union Mill and Mining Company	Carson and Colorado Railway Company (CA corp)	5.365 acres along right-of- way in J/36 (recorded at the request of Wells Fargo & Co)	04-03-1903	Deeds N	474- 475	(G-5)
11-02-1905	Deed	Francis G. Newlands as Trustee for William Sharon	Union Mill and Mining Company (California corporation)	Property in G/351	12-11-1905	Deeds O	084- 085	Document #295 (G-6)
11-27-1905	Corp. Resolu- tion	Union Mill and Mining Company (CA Corp.)	Officers: James M. Allen J.P. Martin James Newlands, Jr.	Resolution approved sale of land to Herman Davis	12-12-1905	Deeds O	114- 115	(G-7)
11-27-1905	Deed	Union Mill and Mining Company (California corporation) by James Newlands, Sec.	Herman Davis	Property in G/351	12-12-1905	Deeds O	115- 117	Document #335 (G-8)
01-13-1909	Deed	Herman Davis	Nevada Mining, Reduction and Power Company (SD Corp)	Property in G/351	01-15-1909	Deeds P	464- 467	Document #6049 (G-9)
06-05-1913	Deed	Sheriff for Nevada Mining, Reduction and Power Company	R. M. Hotaling	Metallurgical Millsite	06-12-1913	Deeds S	182- 185	Document #10928 (G-10)

DATE	INST	GRANTOR	GRANTEE	PROPERTY AND COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
07-23-1926	Deed	The Hotaling Estate Company (CA Corp.)	Richard M. Hotaling	All property in Lyon County	08-17-1925	Deeds X	234-236	Document #31934 (G-11)
10-08-1927	Decree	Estate of Richard Manderful Hotaling	Jane H. Swinerton George H. Hotaling	Metallurgical Millsite	10-10-1927	Misc. M	189-197	Document #25078 (G-12)
08-07-1928	Deed	Jane H. Swinerton George H. Hotaling	Charles Oster	Property in M/189	03-27-1929	Deeds Z	035-036	Document #36116 (G-13)
09-03-1929	Deed	Charles Oster	Minevada Corporation (NV Corp.)	Property in M/189	02-21-1930	Deeds Z	221-223	Document #36934 (G-14)
06-24-1940	Deed	Minevada Corporation (NV Corp.)	Charles Oster	Lot only: Davis or Metallurgical Millsite	07-13-1940	Deeds 30	514-518	Document #47692 (G-15)
04-17-1958	Deed	Charles Oster	Albert Sbragia Alda Sbragia	Area including Davis and Sweetapple Mills	04-25-1958	Deeds 41	394-395	Document #74096 (G-16)
09-01-1959	Deed	Alda Sbragia Albert Sbragia	Myrna Denison		02-12-1960	Deeds 43	002-003	Document #77096 (G-17)
06-29-1965	Deed	Myrna R. Denison	John D. Denison			Deeds 48	204	Document #92660 (G-18)
08-03-1971	Deed	John Denison Mary Denison	Logan Denison and Mildred Denison (as joint tenants)		08-06-1971	--	--	Document #07448 (G-19)
07-13-1976	Parcel Map	Walter Reid, RLS 235	Logan W. Denison John Denison Mildred L. Denison Mary Denison	3 Denison parcels	07-13-1976	--	--	Document #26851 (G-20)

SOLOMON & DAVIS MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY AND COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
07-18-1976	QCD	Johnson Denison Mary Denison	Logan Denison and Mildred Denison (as joint tenants)	Denison Parcels 1 and 2	01-17-1978	--	--	Document #35625 (G-21)
02-23-1978	Deed	Logan Denison Mildred Denison	Area Builders, Inc.	Denison Parcels 1 and 2	03-06-1978	--	--	Document #36214 (G-22)
10-14-1982	GBS Deed	Area Builders, Inc.	Allen E. Marsh Gloria Marsh	Denison Parcels 1 and 2	10-22-1982	--	--	Document #71223 (G-23)
10-14-1982	D/T	Allen E. Marsh Gloria Marsh		Denison Parcels 1 and 2	10-22-1982	--	--	Document #71224 (G-24)

## 2.6 Sutro Mill

The Sutro Millsite is located in Dayton, on the west bank of the Carson River. The 1984 Tax Assessor's map (Map 13) places the two and a half acre plot on Main Street, directly north and in front of the Davis & Co. Mill (also known as the Solomon & Davis Mill). The plot lies in Section 23 of Township 16 of Lyon County.

In Kelley's Second Directory, 1863, the Sutro Mill is described as situated a short distance below the Solomon and Davis' Mill. The works were surrounded by a high fence. Steam power was used in driving the machinery, which consisted of 8 stamps, 20 amalgamating pans, and 2 roasting furnaces 12 feet in diameter capable of roasting one ton at a time. Adolph Sutro was identified as the proprietor (A-3; A008136).

Joseph Keller and Isaac Cohn conveyed the Sutro Millsite including the surrounding land, to Adolph Sutro on October 8, 1863 (H-1). According to the deed, one end of the property lay at the southeasterly corner of Main and Gold Streets and from there ran 260 feet to the east above the southern border of Main Street. The edge of the property fell approximately 150 feet from the channel of the Carson River.

As the area developed and the millsite property changed hands, portions of the land were deeded to various owners. The property was divided into three parcels held in different combinations by its owners. Parcel No. 1 ran between Silver and Main Streets, farthest away from the Carson River. Referred to as the Shaw parcel in some of the deeds, it measured 1.23 acres. Parcel No. 2 was a one-acre plot bordering Parcel No. 1 and Main Street that extended to the Carson River. Parcel No. 3 measured 150 feet by 150 feet and ran parallel to the Carson River, south of Main Street.

Nearly two years later, on September 28, 1865, Adolph Sutro deeded a section of the plot measuring 150 feet by 150 feet to N. P. Sheldon, C. H. Simons and D. D. Jones (referred to as Parcel No. 3) (H-2). The United States government named District Judge William Hayden as trustee and granted him the Town Site Patent for the Sutro land on May 16, 1870 (H-3). Hayden conveyed the lot patent for the land to Adolph Sutro on August 4, 1871 (H-4).

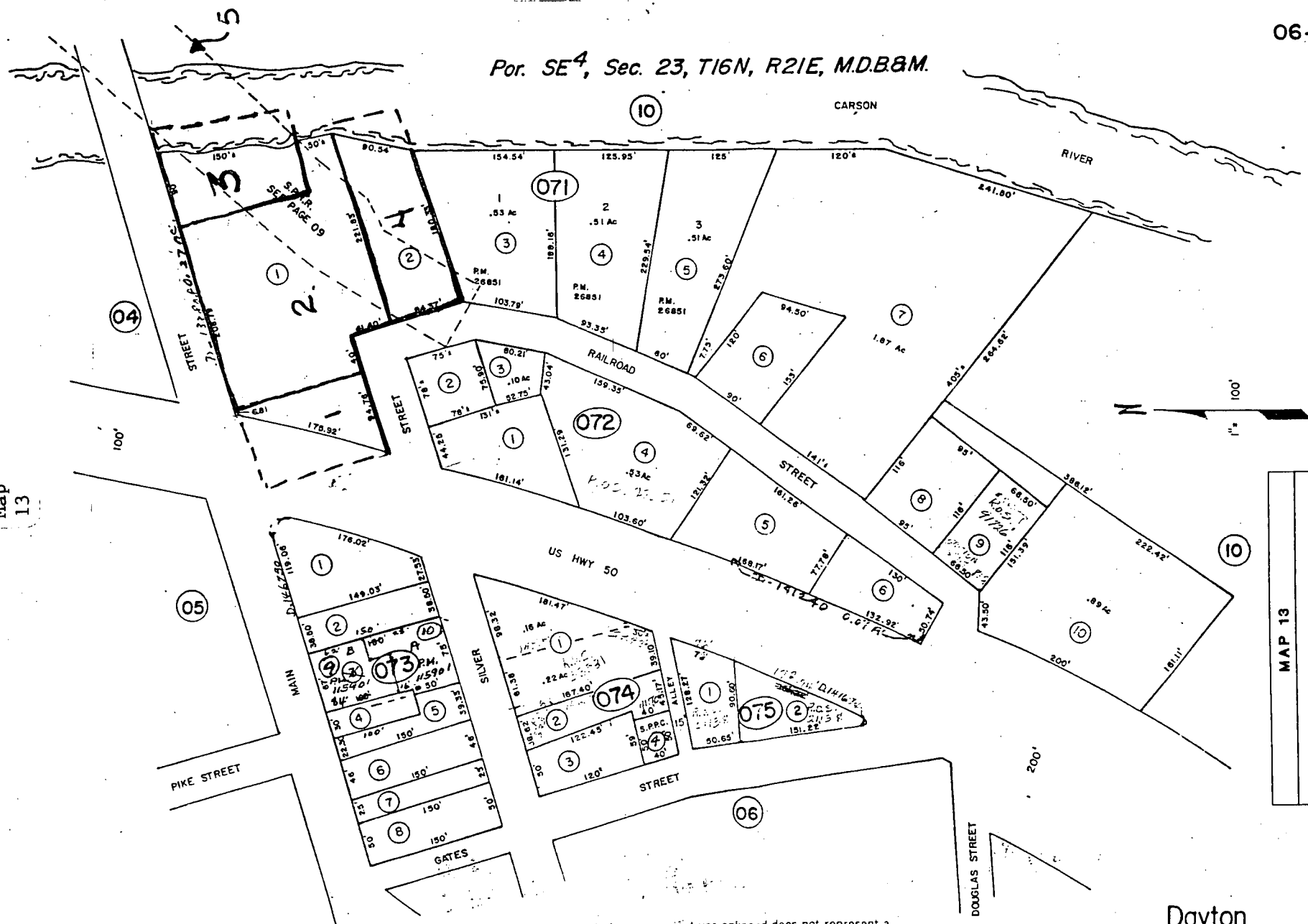
On July 1, 1875, Adolph Sutro and his wife, Leah, deeded the remaining 2.23 acres of their plot to Hun Yun (H-5) (these are Parcels No. 1 and No. 2, Sutro himself having already deeded Parcel No. 3 to Sheldon, Simons and Jones). Yun in turn conveyed Parcel No. 1 to James Shaw on April 4, 1876 (H-6). It is unclear who held Parcel No. 2 at this point; possibly Hun Yun still owned it or had even sold it to a third party. There is no documentation for either theory. Also, there is a gap in the title chain after Shaw's taking control of Parcel No. 1 in 1876.

The chain resumes when the sheriff of Lyon County offered a tract of land last owned by Nevada Mining and Reduction Company for sale by public auction. The property included Parcels No. 1 and No. 2 of the Sutro Millsite. On June 5, 1913, the land was purchased by R. M. Hotaling (H-8).



Por. SE<sup>4</sup>, Sec. 23, T16N, R21E, M.D.B&M.

Map  
13



OCTOBER 1984/TC

NOTE: This plat is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

Dayton  
LYON COUNTY

MAP 13  
1984 Lyon County Assessor's Map  
Showing Location of Sutro Millsite  
Source: Tax Assessor

Parcel No. 3 deeded to Sheldon, Simons, and Jones by Adolph Sutro on September 28, 1865, is lost in the chain until 1910. On February 7, 1910, Herman Davis and Christina Davis sold Parcel No. 3 to Nevada Mining Reduction and Power Company (H-7). It seems likely that Adolph Sutro regained the parcel from Sheldon, Simons, and Jones when he was granted the lot patent for the property on September 1, 1871 (H-4).

Since taxes were not paid on Parcel No. 3 of the millsite property for fiscal year 1913, the tax receiver of Lyon County put it up for sale by public auction on January 14, 1914. R. M. Hotaling purchased Parcel No. 3 on November 13, 1914. Added to his holdings, Parcels No. 1 and No. 2, Hotaling now owned all of the Sutro Millsite property (H-9).

At Hotaling's death, George H. Hotaling and Jane Hotaling Swinerton inherited the millsite property. The estate of Richard Manderful Hotaling deeded the land to his heirs on October 8, 1927 (H-10). On August 7, 1928, Jane Hotaling Swinerton and George H. Hotaling deeded the millsite property to Charles Oster (H-11) who in turn conveyed it to Minevada Corporation on September 3, 1929 (H-12). Minevada deeded the 2.25 acre Sutro Millsite (per deed this is the whole site) to Charles Oster on June 24, 1940 (H-13). Almost fourteen years later, Charles and Lucille Oster conveyed Parcel No. 3 to G. Chester Barton and Helen F. Barton on June 7, 1954 (H-14). On April 17, 1958, Oster deeded the rest of the Sutro Millsite, measuring 3.21 acres and consisting of Parcels No. 1, No. 2 and an additional Parcel No. 4 to Albert Sbragia (H-15). Parcel No. 2, which was a one acre plot, was conveyed to Myrna R. Denison on September 1, 1959 by Albert and Alda Sbragia (H-16). On June 29, 1965 Myrna Denison deeded her parcel to Logan R. Denison (H-18), who then deeded it to A. H. Denison on January 3, 1966 (H-19). About two years passed before A. H. Denison conveyed his Parcel of the Sutro Millsite property to Norval and Viola Standard on February 27, 1968 (H-20).

Turning back to the history of Parcel No. 3, the 150 square foot portion of the property was owned by G. Chester and Helen F. Barton from 1954 until July 30, 1960, when they conveyed their ownership rights to George A. and Ada Rowena Martin (H-17). After this transaction, there is a title gap until January 15, 1973 when Eileen S. and Karl K. Goble deeded Parcel No. 3 to Norval and Viola Standard (H-21). Four days later, on January 19, 1973, a mortgage was established between the Standards and Sierra Land Title Corporation as trustee for the Gobles (H-22).

Sometime between 1958 and 1975, the Standards gained title to Parcel No. 1 of the millsite and then deeded Parcels No. 1, No. 2, and No. 3 to A. H. Denison on November 5, 1975 (H-23). On March 31, 1978, A. H. Denison transferred ownership of the three parcels of land to Mary Delane Kordonowy (H-24). A mortgage between Kordonowy and Lawyers Title Insurance Corporation, as trustee for A. H. Denison was established on April 5, 1978 (H-25). Richard Kordonowy issued a quitclaim to Mary's property on April 6, 1978 (H-26). Mary Delane Kordonowy granted a two-thirds share of her property, the three Sutro Millsite parcels, to Mark Delynn Mathews (sic) and Delores Mathews (sic) and granted the remaining one-third interest to Mary Delane Kordonowy on February 7, 1980 (H-27).

From the documents available, it appears that the Standards had relinquished any deeds to the Sutro Millsite property well before December 10, 1981, when Viola

Standard and Norma L. Ranson, as joint tenants, issued a correction deed re-establishing Mary Delane Kordonowy's ownership of Parcels No. 1, No. 2, and No. 3 of the millsite property (H-28). Viola Standard had established her joint tenancy with Norma L. Ranson on September 30, 1981 (H-29).

On April 4, 1990, Mary Delane Kordonowy granted a portion of Parcel No. 1 to the State of Nevada, Department of Transportation, for a right-of-way for Highway 50 (H-30). Mark Delynn Matthews and Mary Delane Kordonowy conveyed the two-thirds share of Parcels No. 1, No. 2, and No. 3 to R. D. G. Resources, Inc. on October 10, 1990 (H-31). On October 23, 1990, Delores Matthews deeded the other one-third share of the property to Northern Nevada Title Company (H-32) who deeded the land to R. D. G. Resources on that same day (H-33). Also on this day, R. D. G. Resources mortgaged to Northern Nevada Title Company, with Rick and Mark Delane Kordonowy as beneficiaries, a one-third share of the millsite property (H-34). As of October 23, 1990, R.D.G. Resources was the sole owner of the Sutro Millsite property consisting of three parcels of land. The last conveyance of Parcel No. 4 was in April 17, 1958 from Charles Oster to Albert Sbragia. The current assessed owners of the historic millsite parcels are:

Current Assessed Owners

<u>Parcel No.</u>	<u>Owner</u>
06-071-01	RDG Resources Inc. P.O. Box 2012 Carson City, Nevada 89702
06-071-02	Sbragia, Alda P.O. Box 134 Dayton, Nevada 89403
06-071-03	Marsh, Allen E. and Gloria P.O. Box 777 Dayton, Nevada 89403

The title tree, title abstract and Preliminary Millsite Map for the Sutro Millsite follow. The title documents are contained in Attachment VII.

**Figure 6 Sutro Mill Title Tree**

**PARTIALLY SCANNED  
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See document # 2346500 (11 of 21)  
for partially scanned image(s).

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**SUTRO MILLSITE**

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
10-08-1863	Deed	Joseph Keller Isaac Cohn	Adolph Sutro	Land including Sutro Mill between Old Street and Carson River  NOTE: this deed confirms previous transfers	10-09-1863	Deeds B	650-653	(H-1)
09-28-1865	Deed	A. Sutro	N. P. Sheldon C. H. Simons D. D. Jones	150 x 150 (parcel #3)	10-12-1865	Deeds D	806-808	(H-2)
05-16-1870	Town Site Patent	United States of America	William Hayden, District Judge, Trustee	Town of Dayton Includes E ½ Section 23				(H-3)
08-04-1871	Lot Patent	William Hayden, Trustee	Adolph Sutro	2.23 Acres	09-01-1871	Deeds G	361-363	(H-4)
07-01-1875	Deed	Adolph Sutro Leah Sutro	Hun Yun	2.23 Acres (No mention of structures)	08-09-1875	Deeds H	252-253	(H-5)
04-24-1876	Deed	Hun Yun	James R. Shaw	Western portion and patent on Main Street 117-1/2 x 152 square #1	04-24-1876	Deeds H	330-331	(H-6)
02-07-1910	Deed	Herman Davis Christina Orth Davis	Nevada Mining, Reduction and Power Company	Bridge Property at SW corner of Dayton Bridge (150 x 150') (#3)	02-07-1910	Deeds Q	326-327	(H-7)
06-05-1913	Deed	Sheriff for Nevada Mining, Reduction and Power Company	R. M. Hotaling	Sutro Millsite	06-12-1913	Deeds S	182-185	(H-8)
11-13-1914	Tax Deed	Lyon County Treasurer	R. M. Hotaling	150 x 150' Vacant Lot SW Corner Main and County Bridge (#3)	11-13-1914	Deeds S	485-486	Document #12131 (H-9)

## SUTRO MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
10-08-1927	Decree	Estate of Richard Mandereful Hotaling	George H. Hotaling Jane Hotaling Swinerton	Sutro Millsite	10-10-1927	Misc M	189-197	Document #35078 (H-10)
08-07-1928	Deed	Jane H. Swinerton George H. Hotaling	Charles Oster	Property in M/189	03-27-1929	Deeds Z	035-036	Document #36166 (H-11)
09-03-1929	Deed	Charles Oster	Minevada Corporation	Property in M/189	02-21-1930	Deeds Z	221-223	Document #36934 (H-12)
06-24-1940	Deed	Minevada Corporation	Charles Oster	Sutro Millsite of 2-1/2 acres (parcels 1-4)	07-13-1940	Deeds 30	514-518	Document #47692 (H-13)
06-07-1954	Deed	Charles Oster Lucille Oster	G. Chester Barton Helen F. Barton	150 x 150 (Parcel 3)	09-22-1955	Deeds 39	557-558	Document #69077 (H-14)
04-17-1958	Deed	Charles Oster	Albert Sbragia	3.21 acres on river (parcels 1-4)	04-25-1958	Deeds 41	394-395	Document #74096 (H-15)
09-01-1959	Deed	Albert Sbragia Alda Sbragia	Myrna R. Denison	1 acre parcel (#2)	02-12-1960	Deeds 43	002-003	Document #77096 (H-16)
07-30-1960	Deed	G. Chester Barton Helen F. Barton	George A. Martin Ada Rowena Martin	150 x 150 (Parcel 3)	08-26-1960	Deeds 43	251-252	Document #78616 (H-17)
06-29-1965	Deed	Myrna R. Denison	Logan W. Denison	1 acre parcel (#2)	07-02-1965	Deeds 48	205-	Document #92661 (H-18)
01-03-1966	Deed	Logan W. Denison	A. H. Denison	1 acre parcel (#2)	02-23-1966	Deeds 49	007-	Document #94458 (H-19)

## SUTRO MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
02-27-1968	Deed	A. H. Denison	Norval Standard Viola Standard	1 acre parcel (#2)	02-29-1968	Deeds 51	239-240	Document #100836 (H-20)
01-15-1973	Deed	Eileen S. Goble Karl K. Goble	Norval Standard Viola Standard	150 x 150 parcel on river (#3)	01-22-1973	None	None	Official Records #013015 (H-21)
01-19-1973	D/T	Trustor: Norval Standard Viola Standard	Beneficiary: Eileen S. Goble Karl K. Goble Trustee: Sierra Land Title Corporation	150 x 150 parcel on river (#3)	01-22-1973	None	None	Official Records #013016 (H-22)
11-05-1975	Deed	Norval L. Standard Viola Standard	A. H. Denison	1 acre parcel 150 x 150 parcel Shaw parcel	11-17-1975	None	None	Document #24086 (H-23)
03-31-1978	Deed	A. H. Denison	Mary Delane Kordonowy	1 acre parcel 150 x 150 parcel Shaw parcel	04-11-1978	None	None	Document #36734 (H-24)
04-05-1978	D/T	Trustor: Mary Delane Kordonowy	Trustee: Lawyers Title Insurance Corporation Beneficiary: A. H. Denison	1 acre parcel 150 x 150 parcel Shaw parcel	04-11-1978	None	None	Document #36735 (H-25)
04-06-1978	QCD	Richard Kordonowy	Mary Delane Kordonowy	1 acre parcel 150 x 150 parcel Shaw parcel	04-11-1978	None	None	Document #36736 (H-26)
10-15-1985 02-07-1980	Deed	Mary Delane Kordonowy	2/3 - Mark Delynn Mathews and Delores Mathews 1/3 - Mary Delane Kordonowy	1 acre parcel 150 x 150 parcel Shaw parcel	06-19-1990	None	None	Document #134005 (H-27)



SUTRO MILL (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
12-10-1981	Corr. Deed	Viola Standard (widow) Norma L. Ranson	Mary Delane Kordonowy	1 acre parcel (#2) 150 x 150 parcel (#3) Shaw parcel (#1)	12-14-1981	None	None	Document #65166 (H-28)
09-30-1981	Deed	Viola Standard	Viola Standard Norma L. Ranson (as joint tenants)	1 acre parcel (#2) 150 x 150 parcel (#3) Shaw parcel (#1)	10-01-1981	None	None	Document #63352 (H-29)
04-04-1990	Deed	Mary Delane Kordonowy	State of Nevada	Portion of Shaw Parcel (#1)	04-26-1990	None	None	Document #132808 (H-30)
10-10-1990	Deed	Mark Delynn Matthews Mary Delane Kordonowy	R. D. G. Resources, Inc. (Nevada corporation)	2/3 of parcels 1-3 above	10-25-1990	None	None	Document #136886 (H-31)
10-23-1990	Deed	Delores Matthews	Northern Nevada Title Company	1/3 of parcels 1-3 above	10-25-1990			Document #136887 (H-32)
10-23-1990	Deed	Northern Nevada Title Insurance Company	R. D. G. Resources, Inc.	1/3 of parcels 1-3 above	10-25-1990			Document #136888 (H-33)
10-23-1990	D/T	Trustor: R.D.G. Resources, Inc.	Trustee: Northern Nevada Title Company Beneficiary: Rick and Mark Delane Kordonowy as joint tenants	1/3 of parcels 1-3 above	10-25-1990			Document #136889 (H-34)

**Preliminary Map 5**  
**Solomon and Davis Millsite and Sutro Millsite**

**PARTIALLY SCANNED  
OVERSIZE ITEM(S)**

See document # 2346500 (12 of 21)  
for partially scanned image(s).

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## 2.7 Illinois Mill

The Illinois Mill was also known as the Brown & French Co. Mill, the Ford Berry Co. Mill, and the Dayton Mill. The earliest documentation of its location is contained in an 1863 survey of a land claim for the Brown & French Co. Mill and Millsite (Map 14). This location corresponds to the current Tax Assessor's parcel map (Map 15).

The property was originally owned by M. A. French, T. J. French, William M. Brown, and Charles Beseler (I-1, I-4). M. A. French transferred a partial interest in the property to Henry Davis on November 20, 1863 (I-2). On December 24, 1863, the property was the subject of a survey for a road claim by Frederick Birdsall, Constant Birdsall, and Mrs. Isabel McNeil Leet (I-3).

In the 1865 Annual Report of the Surveyor General, the Illinois Mill was incorrectly described as being erected in 1864, powered by steam, and having 20 stamps, 5 pans and a crushing capacity of 20 tons (A-4;A008364). The June 5, 1865, edition of the Gold Hill News identifies Brown, French & Co. as proprietors. The mill used steam power, had 20 stamps, had 5 pans, and was crushing 18 tons of ore per day from the Yellow Jacket mine (B-4;A008572).

On January 10, 1865, Brown, Beseler, Davis, M. A. French, and T. J. French executed a mortgage on the property in favor of William Sharon for 2.9 acres known as the "Dayton Quartz Mill afterward Ford Berry & Cos. Quartz mill and now known as the Illinois Quartz Mill" (I-5). This mortgage included a statement of a "promise to pay William Sharon or order at the Agency of the Bank of California." The document was recorded at the request of Wells Fargo & Co. An additional mortgage on the property was executed by the same parties to Sharon, containing a "promise to pay William Sharon Agt or order at the Agency of the Bank of California" on October 28, 1865 (I-6).

Sharon apparently foreclosed on these mortgages because a Sheriff's deed transferred the property, including 2.9 acres and a mill known as the Ford Berry Co. Mill, aka Dayton Mill, aka Illinois Mill, to Sharon on August 30, 1866 (I-7).

In the 1866 State Mineralogist Report, the Illinois Mill was described as being steam powered, having 20 stamps and 5 pans and having a crushing capacity of 20 tons per day (A-10;A008519).

In the 1869-1870 State Mineralogist Report, the Illinois Mill was reported to have 20 stamps and 6 pans (A-5;A008529).

In the January 21, 1868, edition of the Territorial Enterprise, the Illinois Mill was identified as being owned by the Bank of California (B-7;A008579).

Sharon received the patent to the Illinois Millsite in 1871 (I-9). In a pattern of transactions repeated with several other millsites in this report, F. G. Newlands, as trustee for Sharon's estate, transferred the property to the Union Mill & Mining Co. on November 2, 1905 (I-10). Union Mill & Mining deeded the property to Herman Davis on November 27, 1905 (I-12); and Davis sold the property to the Nevada Mining, Reduction & Power Co. on January 13, 1909 (I-13).



**MAP 18**

**1984 Lyon County Assessor's Map  
Showing Location of Illinois Millsite  
and Mineral Rapide Millsite**

**Source: Tax Assessor**

US HW 50

E 1/16 LINE

E.F. 129108

1. 26 AC

1:69 AC

021

ILLINOIS MILLSITE  
3  
~~2000~~ 2.35 AC  
E. A.  
129108

(OLD US HWY 50)

ZILLER .. WAY

Res # 85637

STREET

Dayton  
LYON COUNTY

SEPTEMBER 1984 / TC

**NOTE:** This plat is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

On June 5, 1913, the property was again transferred by Sheriff's deed, this time to R. M. Hotaling (I-14).

Hotaling's interest was, in an undocumented transaction, conveyed to the Hotaling Estate Company, which conveyed it back to Hotaling on July 23, 1925 (I-15). In 1928, Hotaling's heirs, in a sequence of events repeated in the title history of several Millsites, conveyed the property to Charles Oster (I-17). In 1929, Oster deeded it to Minevada Corp. (I-18), of which he was president. Minevada deeded 7.11 acres to the State of Nevada in June 1933 (I-19), and the remainder to William M. Donovan on April 2, 1938 (I-20).

On January 16, 1962, Conrad and Marjorie Strauch, owners of an unrelated parcel of property (see I-33 and I-34), conveyed all their "right, title and interest" in the Illinois Millsite to Victor and Elsie McCurdy (I-36). This transaction appears to be an attempt to convey property which the Strauchs did not own, and also appears to be the origin of a competing claim which was litigated in the 1980's between the heirs of Donovan's interest and individuals who purchased the McCurdy's interest. Documents I-24 through I-28, I-38, and I-39 discuss this litigation. The litigation was settled when Donovan's heirs agreed to execute quitclaim deeds for a portion of the southeast corner and southern edge of the millsite.

The main portion of the millsite, now Parcel No. 06-021-06, is currently owned by William M. Donovan, Jr., Lois R. Naab, Sheila Moser, and Terry Miller, who each have a one-quarter interest (I-22). The southeastern parcel, created as a result of the settled litigation is currently owned by Cletus and Georgette Wandler (I-40). The current assessed owners of the historic millsite parcels are:

Current Assessed Owners

<u>Parcel No.</u>	<u>Owner</u>
06-021-04	Lyon County
06-021-06	Donovan, William M. Jr., et al P.O. Box 1 Silver City, Nevada 89428
06-021-05	Wandler, Cletus & Georgette P.O. Box 1331 Dayton, Nevada 89403

The title tree and title abstract for the Illinois Millsite follow. The Preliminary Millsite Map for the Illinois Millsite is included with the Freeborn & Sheldon Millsite on page 129. The title documents are contained in Attachment VIII.

**Figure 7 Illinois Mill Title Tree**



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## DAYTON/ILLINOIS MILLSITE - DONAVAN PARCEL

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
11-20-1863	Survey of Land Claim	John Day, County Surveyor	M. A. French Thomas J. French Wm. M. Brown Charles Beseler	Brown French & Co. Mill & Millsite of 2.90 acres	11-24-1863	Survey A	414	Survey No. 384 (I-1)
11-20-1863	Deed	M. A. French	Henry Davis	Ford Berry & Company Quartz Mill	02-13-1864	Deeds C	287-288	(I-2)
12-24-1863	Survey of Road Claim		Frederick Birdsall Constant Birdsall Mrs. Isabel McNeil Leet	Survey of 80' wide road passing through the Brown French & Co. land. Shows mill, Brown French & Co. mill race, overflow race, Seventh Ave, Pike St. and Rock Point mill race. Roadbed was later used as dam and railbed to Rock Point Mill. This route later was used as a county road.	01-12-1864	Lyon & Chruchill cos.	10-11	Surveys B Survey No. 409 (I-3)
11-23-1864	Survey of Land Claim	United States of America (Act of Congress 09-04-1841)	Wm. M. Brown Charles Beseler T. J. French M. A. French	Illinois Mill Site of 2.9 acres	11-24-1864	Survey A	569	Survey No. 528 (I-4)
01-10-1865	Mtg.	William M. Brown Charles Beseler M.A. French Thomas J. French Henry Davis	William Sharon	2.90 acres in surveys A/269 Dayton Quartz mill aka Ford Berry & Cos. Quartz mill aka Illinois Quartz mill recorded "promise to pay William Sharon or order at the Agency of the Bank of California" at request of Wells Fargo & Co.	01-17-1865	Mtg B	60-66	(I-5)

DAYTON/ILLINOIS MILLSITE - DONOVAN PARCEL (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
10-28-1865	Mtg.	William M. Brown Charles V. Beseley Thomas J. French Henry Davis	William Sharon	Property as in Mtg. B/60 "promise to pay William Sharon Agt. or order at the agency of the Bank of California"	11-03-1865	Mtg B	259-266	(I-6)
08-30-1866	Sheriff Deed	George W. Shaw, Sheriff per judgment against following: Wm. M. Brown Charles Beseler T. J. French M. A. French Henry Davis J. F. Mead John McCone G. D. Howe Albert Gallatin	William Sharon, Plaintiff	Ford Berry & Co. Mill aka Dayton Mill aka Illinois Mill 2.9 acres on survey A/569	09-08-1866	Deeds E	497-501	(I-7)
05-16-1870	Town Patent	United States of America	Wm. Hayden, Trustee	Town of Dayton				(I-8)
08-01-1871	Lot Patent	Wm. Hayden	William Sharon	Illinois Mill Property	08-29-1871	Deeds G	351-353	(I-9)
11-02-1905	Deed	F.G. Newlands, Trustee for Wm. Sharon	Union Mill & Mining Co.	Property in G/351	12-11-1905	Deeds O	084-085	(I-10)
11-27-1905	Corp. Resol.	Union Mill & Mining Co.		Authorization to sell property	12-12-1905	Deeds O	114-115	(I-11)
11-27-1905	Deed	Union Mill & Mining Co.	Herman Davis	Property in G/351	12-12-1905	Deeds O	115-117	(I-12)
01-13-1909	Deed	Herman Davis	Nevada Mining Reduction & Power	Property in G/351	01-15-1909	Deeds P	464-467	(I-13)
06-05-1913	Sheriff Deed	Sheriff of Lyon Co. for Nevada Mining Reduction & Power Co. per Judgment	R. M. Hotaling	Illinois Millsite	06-12-1913	Deeds S	182-185	Document #10928 (I-14)

## DAYTON/ILLINOIS MILLSITE - DONOVAN PARCEL (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
07-23-1925	Deed	The Hotaling Estate Co. (CA Corp.)	Richard M. Hotaling	All Property	08-17-1925	X	234-236	Document #31934 (I-15)
10-08-1927	Decree	Estate of Richard Manderful Hotaling	Jane H. Swinerton George H Hotaling	Illinois Millsite	10-10-1927	Misc M	189-197	Document #35078 (I-16)
08-07-1928	Deed	Jane H. Swinerton George H. Hotaling	Charles Oster	Property in Misc. M/189	03-27-1929	Deeds Z	035-036	Document #36166 (I-17)
09-03-1929	Deed	Charles Oster	Minevada Corp. (NV Corp)	Property in Misc. M/189	02-21-1930	Z	221-223	Document #36934 (I-18)
06-14-1933	Deed	Minevada Corporation	State of Nevada	7.11 acres in NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec 23 and SE $\frac{1}{4}$ Sec 14	08-16-1933	Deeds 27	383-385	Document #39962 (I-19)
04-02-1938	Deed	Minevada Corp.	William M Donovan	Illinois Mill property	04-22-1939	Deeds 29	547-548	Document #45191 (I-20)
06-20-1973	Decree	Estate of William M. Donovan aka W. M. Donovan	Gladys W. Donovan (widow)	All property	11-19-1981	—	—	Document #63682 Y(I-21)
10-15-1981	Admin Deed	Estate of Gladys W. Donovan	William M. Donovan, Jr., Lois R. Naab Sheila Moser Terry M. Miller	1/4 each	11-19-1981	—	—	Document #62684 (I-22)
06-13-1984	Lis Pendens	James A. Viner, Suzanne C. Downie, Arthur J. Bayer, Jr.	William M. Donovan, Jr., Lois R. Naab Sheila Moser Terry M. Miller	Portion of Illinois millsite	06-19-1984	—	—	Document #85632 (I-23)
11-14-1986	Lien Claim	M. Craig Haase, Esq.	William M. Donovan, Jr., Lois R. Naab Sheila Moser Terry M. Miller	Illinois millsite/ \$4,634.96	12-01-1986	—	—	Document #103881 (I-24)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
12-22-1989	QCD	Sheila E. Moser	James A. Viner Suzanne C. Downie Arthur J. Bauer	Includes portion of original millsite	01-18-1990	—	—	Document #130457 (I-25)
12-22-1989	QCD	William M. Donovan, Jr.	James A. Viner Suzanne C. Downie Arthur J. Bauer	Includes portion of original millsite	01-18-1990	—	—	Document #130458 (I-26)
12-22-1989	QCD	William M. Donovan, Jr.	James A. Viner Suzanne C. Downie Arthur J. Bauer	0.228 acre portion of Illinois millsite under Lyon Co. Road No. 33	01-18-1990			Document #130467 (I-27)
01-29-1990	Release Lis Pendens			Release Case 8035 (85632)	02-01-1990			Document #130939 (I-28)

## 2.8 Mineral Rapids Mill

The Mineral Rapids Mill was also known as the Smith and Colton Quartz Mill, the Colton and Company Mill, and the Golden Eagle Quartz Mill. The earliest documentation of its location shows it to lie on lots 7, 8, 9 and 10 of Block 17 in the town of Mineral Rapids, now known as the town as Dayton (J-9) (Map 15).

On February 2, 1860, S. D. Sears, J. M. Thompson, Wm. McBride, Wm. R. Sears, Wm. M. Ormsby, Miles Collins, G. A. Sears, and James Dow filed a land claim for the townsite of Mineral Rapids. The claim was made under the provisions of the Act of Congress of September 4, 1841. The land claimed was for 640 acres, located 44 rods north of Kellers log house in the village of Chinatown and also included a claim to the waters of the Carson River (J-1).

On March 3, 1860, W. McBride conveyed to D. H. Barker, one fourth ( $1/4$ ) of his undivided interest in the town of Mineral Rapids (J-2). On April 7, 1860, Wm. M. Ormsby granted to James Dow all his interest in the town of Mineral Rapids (J-3).

On May 18, 1861, James G. Dow conveyed to George N. Shaw an undivided one ninth ( $1/9$ ) interest in and to the town of Mineral Rapids (J-5).

On June 29, 1861, A. F. Hurley and John S. Whitman conveyed to Lewis Colton all of their interest in lots 7, 8, 9, and 10 of Block 17 in the town of Mineral Rapids (J-6). This deed states that these are the same lots as conveyed by a deed dated May 11, 1861 from Luther Washburn, Agent for Thompson, Sears & Co. to Hurley and Whitman. This deed was not located but was referenced in J-6.

On October 24, 1861, David Smith granted to Robert R. Smith an undivided one half ( $1/2$ ) interest in lots 7, 8, 9, and 10 of Block 17 in the town of Mineral Rapids and an undivided one half ( $1/2$ ) interest in the quartz mill now being erected on the said lots (J-8). No document has been located to indicate how David Smith acquired his interest.

On October 24, 1861, David Smith granted to Franklin L. Miller an undivided one half ( $1/2$ ) interest in lots 7, 8, 9, and 10 of Block 17 in the town of Mineral Rapids and an undivided one half ( $1/2$ ) interest in the quartz mill now almost completed on the said lots (J-7). No document has been located to indicate how David Smith acquired his interest.

On December 5, 1861, Francis L. Miller granted to Darwin Colton an undivided one half ( $1/2$ ) interest in lots 7, 8, 9, and 10 of Block 17 in the town of Mineral Rapids (Dayton) and an undivided one half ( $1/2$ ) interest in the quartz mill in course of erection on said lots and known as the Mineral Rapids Quartz Mill or the Smith and Colton Quartz Mill (J-9). On January 2, 1862, Darwin Colton granted to Francis L. Miller, an undivided one half ( $1/2$ ) interest in lots 7, 8, 9 and 10 of Block 17 in the town of Mineral Rapids, now known as Dayton, with the mill and other improvements (J-10).

Kelley's 1862 Directory describes the Mineral Rapids Quartz Mill as being located on the west bank of the Carson River, a few rods from the Dayton Mill, owned by

Colton & Smith, and driven by a 40 horse power steam engine. It ran 10 stamps and was crushing 20 tons of rock per day (A-2;A011027).

On February 25, 1863, Darwin Colton conveyed to Abner Wade an undivided one half (1/2) interest in lots 7, 8, 9, and 10 of Block 17 in the town of Mineral Rapids, now Dayton, and an undivided one half (1/2) interest in the quartz mill on said lots and known as the Colton & Co. Mill (J-11).

Kelley's 1863 Second Directory identified the owner as A. Wade. The Mineral Rapid Quartz Mill was located a short distance below the Sutro Mill. It ran 10 stamps and was crushing 12 tons per day (A-3;A008137).

On April 7, 1865, James M. Thompson, J. D. Sears, Wm. R. Sears, and A. Sears conveyed to Imperial Silver Mining Company all interest in water rights and water priorities as claimed on February 2, 1860, in document J-1. This document does not appear to convey any interest in the land or mill (J-12).

On May 13, 1865, Abner Wade granted to John Rule all his interest in lots 7, 8, 9, and 10 of Block 17 in the town of Dayton upon which stands the mill called the Mineral Rapids Quartz Mill (J-13). In the June 5, 1865 edition of the Gold Hill News, the Mineral Rapids Mill was described as being owned by John Rule (B-4;A008572).

On August 5, 1865, James L. Dilley, Tax Collector, conveyed to the United States lots 7, 8, 9, and 10 of Block 17 in the town of Dayton including the mill which is situated upon the property, as a result of delinquent taxes of Abner Wade (J-14).

On February 24, 1866, M. W. Sterling, Tax Collector for Lyon County, conveyed to John Rule all interest in the blacksmith shop and lot 10 of Block 17 in Dayton. No reference is made to lots 7, 8, or 9 or the quartz mill (J-15).

On December 12, 1867, Samuel Curtis granted to John Rule all his interest in the land and mill known as the Mineral Rapids Quartz Mill, now known as the Golden Eagle Quartz Mill. The deed does not specifically mention lots 7, 8, 9, or 10 (J-16). No documents have been located which would indicate how Samuel Curtis acquired his interest in the land or the mill.

A second deed was executed on December 12, 1867, between Samuel Curtis and Emma A. Curtis granting to John Rule all his interest in certain property and mill known as the Mineral Rapids Quartz Mill, now known as the Golden Eagle Quartz Mill. This deed does not specifically mention lots 7, 8, 9, or 10 (J-17).

On August 7, 1868, John Rule conveyed to the Lady Bryan Mining Company all interest in lots 7, 8, 9, and 10 of Block 17 in the town of Dayton upon which stands the mill called the Mineral Rapids Quartz Mill, now known as the Golden Eagle Quartz Mill (J-18).

On May 16, 1870, the United States granted to District Judge William Hayden as Trustee, a Townsite Patent for the town of Dayton (J-19).

On May 25, 1871, Lady Bryan Mining Company was listed as being delinquent on the Lyon County Tax Roll. The Tax Roll indicates property "sold to County by Sheriff and deeds made to County". No land description was given to indicate what property the Lady Bryan Mining Company was delinquent (J-20).

On February 11, 1960, Charles Oster granted to Jesse Wilson all his interest in lots 7, 8, 9, and the south half of lot 10 in Block 17 in the town of Dayton (J-21). No other documents have been located to show the title history of this tract from 1871 to 1960. Charles Oster was involved in the title histories of other millsites, possibly he acquired this property in the same manner as he did other millsites.

On December 28, 1965, Jesse Wilson and Marjorie Wilson, husband and wife, granted to Dayton Sand and Gravel Company all their interest in lots 7, 8, 9, and the south half of lot 10 in Block 17 and other lands in the town of Dayton (J-22). On December 22, 1976, Dayton Sand and Gravel Company granted to William A. Anderson all their interest in lots 7, 8, 9, and the south half of lot 10 in Block 17 and other lands in the town of Dayton (J-23).

On June 18, 1985, William A. Anderson and Joyce E. Anderson, husband and wife, granted to William A. Anderson and Joyce E. Anderson as Trustees of The Anderson 1984 Trust all their interest in lots 7, 8, 9, and the south half of lot 10 in Block 17 and other lands in the town of Dayton (J-24).

On September 5, 1989, William A. Anderson and Joyce E. Anderson, husband and wife, individually and as Trustees of The Anderson 1984 Trust quitclaimed to William A. Anderson, as his separate property, all of their interest in lots 7, 8, 9, and the south half of lot 10 in Block 17 and other lands in the town of Dayton (J-25).

On December 14, 1989, William A. Anderson, a married man, quitclaimed to William A. Anderson as Trustee under the William A. Anderson Family Trust all his interest in lots 7, 8, 9, and the south half of lot 10 in Block 17 and other lands in the town of Dayton (J-26). The current assessed owner of the historic millsite parcel is:

Current Assessed Owner

Parcel No.

Owner

06-022-07

Hunt, Sharon D.  
631 Arrowhead Drive  
Carson City, Nevada 89706

The title tree, title abstract and Preliminary Millsite Map for the Mineral Rapids Millsite follow. The title documents are contained in Attachment IX.



**Figure 8 Mineral Rapids Mill Title Tree**

**PARTIALLY SCANNED  
OVERSIZE ITEM(S)**

See document # 2346500 (14 of 21)  
for partially scanned image(s).

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MINERAL RAPIDS MILLSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
02-09-1860	Land Claim for Town	Utah Territory	S. D. Sears J. M. Thompson Wm. McBride Wm. R. Sears Wm. M. Ormsby G. A. Sears Miles Collins James G. Dow	640 acre approximately 44 rods noth of Kellers Log stove Claim made under Act of Congress 09-04-1841 for town of Mineral Rapids	02-15-1860	Kinsey A	232-233	(J-1)
02-24-1860	P/A	James D. Sears	James M. Thompson		06-27-1860	CCR Deeds B	296-297	Not found reference in (J-4)
03-03-1860	Deed	W. McBride	D. H. Barker	1/4 of McBride interest in Town of Mineral Rapids	05-12-1860	CCR Deeds B	184	(J-2)
04-07-1860	Deed	Wm. M. Ormsby	James G. Dow	Plat of Mineral Rapids	05-01-1860	CCR Deeds B	106-107	(J-3)
01-14-1861	Revoke P/A	James D. Sears	James M. Thompson	Revokes B/296-297	02-02-1861	CCR Deeds C	556	(J-4)
05-18-1861	Deed	James G. Dow	Geo N. Shaw	1/9 of 1 sq. mile north of Chinatown 1/9 town of Mineral Rapids	05-22-1861	CCR Deeds C	737-738	(J-5)
05-11-1861	Deed	Thompson, Sears & Co by Luther Washburn, Agent	A. F. Hurley John S. Whitman	Mineral Rapids: Lots 7-10, Block 17 Referenced in CCR Deeds 2/172				Not found reference in (J-6)

## MINERAL RAPIDS - CCLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
06-29-1861	Deed	A. F. Hurley John S. Whitman	Lewis Colton	Mineral Rapids: Lots 7-10, Block 17	11-05-1861	CCR Kings 2	172	Also LC/CCR Deeds A/715-717 (J-6)
10-24-1861	Deed	David Smith	Robert R. Smith	1/2 interest in Mineral Rapids Lots 7-10, Block 17; 1/2 interest in Mill now being erected	11-01-1861	CCR Deeds 2	147-148	Also LC/CCR Deeds A/708-711 (J-7)
10-24-1861	Deed	David Smith	Franklin L. Miller	1/2 interest in Lots 7-10, Block 17; 1/2 interest in Mill almost completed	11-01-1861	CCR Deeds 2	146-147	Also LC/CCR A/706-708 (J-8)
12-05-1861	Deed	Francis Miller	Darwin Colton	1/2 interest in Smith & Colton Mill	12-07-1861	CCR Kings 1	693-694	Also LC/CCR A/651-653 (J-9)
01-02-1862	Deed	Darwin Colton	Francis Miller	1/2 interest in Mill and Lots 7-10, Block 17	06-16-1862	LC/CCR Deeds A	268-269	(J-10)
02-25-1863	Deed	Darwin Colton	Abner Wade	1/2 interest in Lots and Colton & Co. Mill; subject to mortgage of \$30,600 and \$1,500	02-25-1863	Deeds A	728-730	(J-11)
04-07-1865	Deed	James M. Thompson J. D. Sears Wm. R. Sears A. Sears	Imperial Silver Mining Company	Land in Kinsey A/233; this appears to convey water rights only	05-10-1865	Deeds D	605-606	(J-12)

MINERAL RAPIDS MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
05-13-1865	Deed	Abner Wade	John Rule	Lots 7-10, Block 17 and Mineral Rapids Quartz Mill	05-13-1865	Deeds D	621-622	(J-13)
08-05-1865	Tax Deed	Tax Collector (A. Wade)	United States	Lots 7-10. Block 17 and A. Wade's Mill	08-07-1865	Deeds D	722-724	(J-14)
02-24-1866	Tax Deed	Tax Collector	John Rule	Lot 10 only, Block 17 and Blacksmith Shop	03-07-1866	Deeds E	226-229	(J-15)
12-12-1867	Deed	Samuel Curtis	John Rule	Mineral Rapids Quartz Mill now known as Golden Eagle Quartz Mill	12-12-1867	Deeds F	234-235	(J-16)
12-12-1867	Deed	Samuel Curtis	John Rule	Mineral Rapids Quartz Mill now known as Golden Eagle Quartz Mill	12-24-1867	Deeds F	242-243	(J-17)
08-07-1868	Deed	John Rule	Lady Bryan Mining Company (NV Corp.)	Lots 7-10, Block 17 Mineral Rapids Quartz Mill	12-11-1868	Deeds F	481-482	(J-18)
05-16-1870	Town-site Patent	United States of America	William Hayden, District Judge Trustee	Town of Dayton				(J-19)
05-25-1871	Delinquent Tax Roll	Lady Bryan Co.		Not stated		None	None	(J-20)
02-11-1960	Deed	Charles Oster	Jesse Wilson	Lots 4-9 + S1/2 10, Block 17	04-25-1960	Deeds 043	087-088	Document #77463 (J-21)
12-28-1965	Deed	Jesse Wilson Marjorie Wilson	Dayton Sand and Gravel Company (NV Corp.)	Lots 4-9 + S1/2 10, Block 17	01-14-1966	Deeds 048	551-552	Document #94250 (J-22)
12-22-1976	Deed	Dayton Sand and Gravel Company	William A. Anderson	Lots 4-9 + S1/2 10, Block 17	12-30-1976	None	None	Document #30978 (J-23)

## MINERAL RAPIDS LSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
06-18-1985	QCD	William A. Anderson Joyce E. Anderson	William A. Anderson and Joyce E. Anderson as Trustees of the Anderson 1984 Trust	Lots 3-9 + S1/2 10, Block 17	07-18-1985	None	None	Document #94024 (J-24)
09-05-1989	QCD	The Anderson 1984 Trust	William A. Anderson	Lots 3-9 + S1/2 10, Block 17	09-25-1989	None	None	Document #127672 (J-25)
12-14-1989	QCD	William A. Anderson	William A. Anderson, as Trustee under the William A. Anderson Family Trust	Lots 3-9 + S1/2 10, Block 17	01-10-1990	None	None	Document #130293 (J-26)

**Preliminary Map 6**  
**Mineral Rapids Millsite**

**PARTIALLY SCANNED  
OVERSIZE ITEM(S)**

See document # 2346500 (15 of 21)  
for partially scanned image(s).

For complete hardcopy version of the oversize document  
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## 2.9 Rock Point Mill

The Rock Point Mill bears N. 67 1/2° W. from the common corner of Sections 13, 14, 23 and 24, and bears N. 34° from a point 52.50 chains east of the common corner of Sections 14, 15, 22, and 23, T. 16 N., R. 21 E. MDBM. See maps 16 and 17. The earliest reference to a mill on the property was in an April 16, 1861 survey for the Rock Point Mill Co., which shows the location of the mill on the plat (K-4). This is consistent with the 1865 Annual Report of the Surveyor General, which describes the Rock Point Mill as being erected in 1861, being powered by steam and water, and having 56 stamps, 50 pans and a crushing capacity of 60 tons (A-4;A008364).

The title history for this mill and millsite is complex because title initially appears to have been divided into two separate interests: the land surrounding the mill, and the mill itself. In addition, there are several documents relating to the title history which are unobtainable due to missing volumes in the County Recorder's Office.

The mill was located on a 44.06 acre parcel claimed by the Rock Point Mill Co. on April 16, 1861. The first deed clearly indicates the transfer of an interest in the mill was in December, 1861 (K-8). The mill title was in individual hands until early 1862, when David A. Jennings transferred one-half of a three-fourths interest in the mill to Washoe Gold and Silver Co. No. 1 (K-9), and J.P. Holmes likewise transferred a one-eighth interest in the mill to Washoe Gold and Silver (K-10).

In Kelley's 1862 Directory, the Rock Point Mill was described as being situated on the west bank of the river, one-fourth of a mile below Dayton. Its owners were identified as Hugh Logan, J. R. Logan, James P. Holmes and John Black. It was described as driven by water and as one of the most extensive establishments in the country, the main building being 90 feet by 100 feet. It had 42 stamps and a crushing capacity of 50 tons of rock per day. The water was brought a distance of 2,000 feet, 900 of which was through a flume 10 feet wide and 3 feet deep. The dam was built of stone and timber (A-2;A011027).

In February of 1863, Washoe Gold and Silver deeded its one-half interest in the mill to the Imperial Silver Mining Co. (K-13). Also during that month, Abner H. Barker deeded his one-eighth interest to Imperial Silver (K-12). In March 1863, James P. Holmes likewise granted his remaining three-eighths interest to Imperial Silver (K-14), giving Imperial full ownership of the mill. All three of these grants to Imperial Silver (K-12, K-13, K-14) were recorded at the request of Wells Fargo & Co.

In 1863, Kelley's Second Directory described the Rock Point Mill as situated on the west bank of the Carson River, about one-half mile below Dayton. The mill was identified as being owned by the Imperial Silver Mining Company (A-3;A008137).

In the 1866 State Mineralogist Report, the Rock Point Mill was described as steam and water powered, and having 56 stamps, 50 pans and crushing capacity of 60 tons per day (A-10;A008519).

Sec 9

Sec 10

Sec 11

Sec 12

MAP 16

1866 Cadastral Plot  
Showing "Rocky Point" Mill

Source: Bureau of Land Management

SILVER CITY  
Sec 16

Sec 15

Sec 14

Sec 13

Sec 21

Sec 22

Sec 23

Sec 24

Sec 28

Sec 27

Sec 26

Sec 25

Sec 33

Sec 34

Sec 35

Sec 36

T16N R21E  
1866 CADASTRAL PLAT

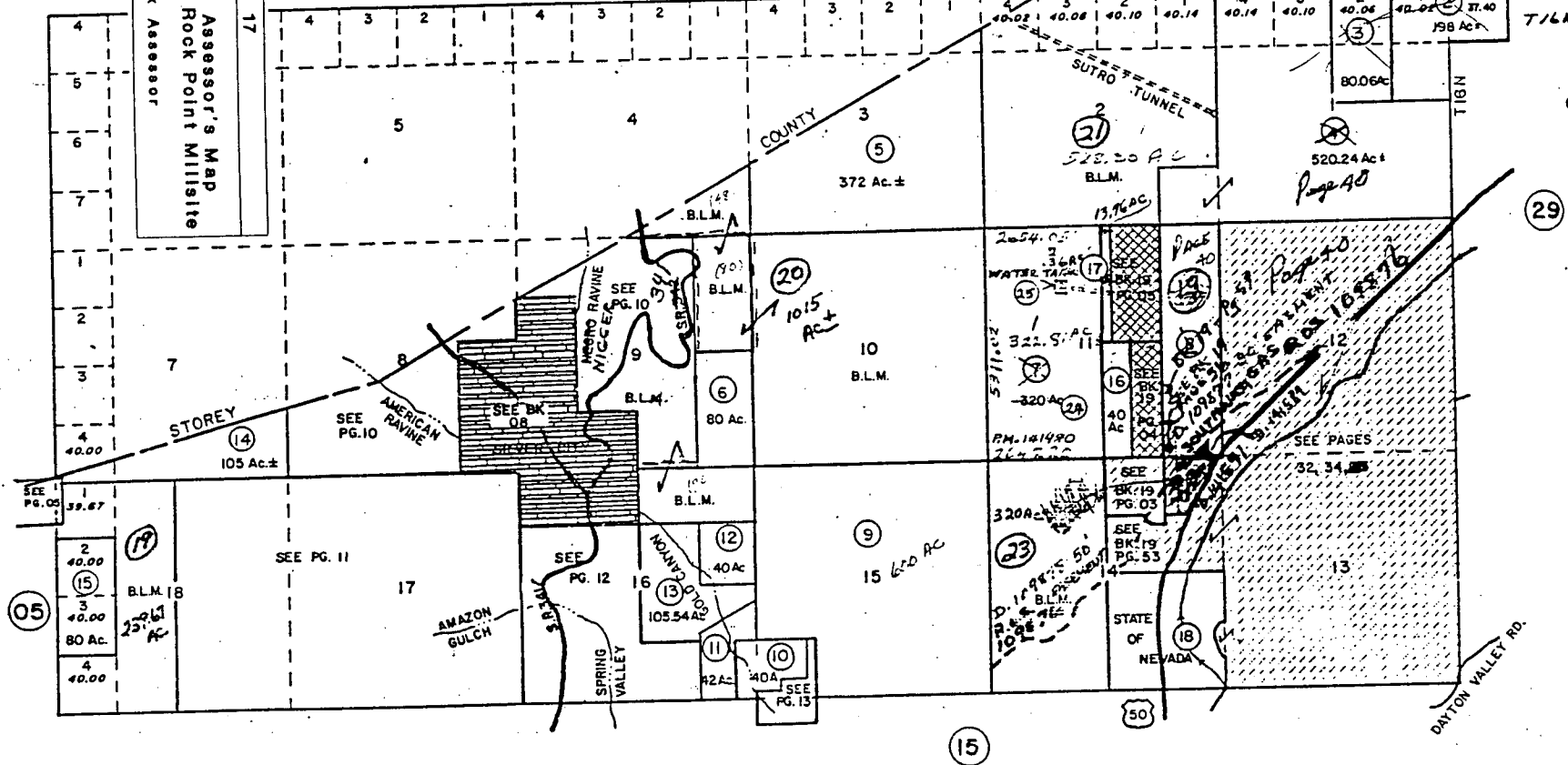
16-09

1977 Lyon County Assessor's Map  
Showing Location of Rock Point Millsite

Source: Tax Assessor

MAP 17

N<sup>1</sup>/<sub>2</sub> -T16N, R21E  
Por. Sections 35,36, T17N, R21E, M.D.B.&M.



LYON COUNTY

NOTE: This plat is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Dept. of Taxation, Division of Assessment Standards.

The 1869-1870 State Mineralogist Report described the mill as having 56 stamps and 43 pans (A-5;A008529). The 1871-1872 State Mineralogist Report reported the mill to have 56 stamps, a capacity of 112 tons, and as being idle (A-6;A011002). In 1876, it was also reported to have 56 stamps and a capacity of 112 tons (A-7;A005026).

Imperial Silver Mining Company appears to have briefly had title to the millsite property as well as the mill. The land, which was originally claimed by William R. Johnson in September, 1859 (K-1), remained in the hands of individuals until September of 1868, when a two-sixths interest was transferred from William V. Wells to Imperial Silver (K-18). At some point prior to August 11, 1869, Imperial Silver was forced to transfer the property back to its prior owners (Wells, Robert Robinson and Willard Farwell) as a result of a judgment against it (document not found, but referenced in K-21).

It is not clear whether the interest transferred by Imperial Silver constituted full ownership of both the land and the mill. Apparently inconsistent with the above transactions (but perhaps explained by the lawsuit resulting in the judgment against Imperial Silver), Robert Robinson executed a deed conveying full interest in the land (and possibly the mill) to Jonas Seely on January 23, 1868 (K-16). The wording of this deed is unclear as to whether it encompasses the mill proper. On the one hand, it specifically includes the property recovered by Wells, Farwell and Robinson against Imperial Silver, as well as land "upon which stands the Rock Point Mill." On the other hand, it specifically describes the land based upon earlier transactions which do not appear to involve the mill (e.g., deed from Henry Gregory to Robert Robinson on November 15, 1866 (document not found)).

Further support for the position that these transactions did not include the mill is found in the June 15, 1891 deed from the Executrix of the estate of C.C. Stevenson conveying "the Rock Point Mill" to Union Mill and Mining Co. (UMMC) (K-23). This specific reference to the mill, a reference lacking in the other deeds in question, suggests that title to the mill was not conveyed to Wells, Farwell, and Robinson in the judgment against Imperial Silver. Moreover, this conveyance from Stevenson's estate does not appear to be merely an action to uncloud title. It was made in consideration of \$5000, and transfer of the mill to UMMC was a specific bequest in Stevenson's will. It thus appears that title to the mill is ambiguous from the time of the judgment against Imperial Silver until June 1891.

The United States granted the land to the State of Nevada on February 20, 1869 (K-19), and the State issued a patent to Seely on August 18, 1869 (K-22). Despite the fact that the patent appears to award a full interest in the property to Seely, Seely and another individual executed a deed one week earlier, on August 11, 1869, granting a one-half interest in the property to UMMC (K-21).

In April, 1900 UMMC executed a lease for the Rock Point Millsite (K-25) and a Bill of Sale for the mill, which authorized tearing down the mill (K-24, K-26), to Herman Davis. Davis and J. E. Gignoux, doing business as the Nevada Reduction Works, conveyed all their interest under these documents to the Nevada Reduction Works in October 1901 (K-27). In December 1901, Nevada Reduction Works mortgaged its interest in "Davises Cyanide Plant" [sic] and the Rock Point Mill and Millsite to Eugene F. Howard (K-28).

In a chain of events that appears repeatedly throughout this report, UMMC conveyed the Rock Point Millsite to Herman Davis in November 1905 (K-31). Davis transferred the property to the Nevada Mining, Reduction and Power Company (NMRPC) on January 13, 1909 (K-32). It is unclear whether there is a relationship between the Nevada Reduction Works and NMRPC. On June 5, 1913, by sheriff's sale, the property was conveyed from NMRPC to R. M. Hotaling (K-33). On July 23, 1925, the property was conveyed from the Hotaling Estate Company back to Richard M. Hotaling (K-34).

On October 8, 1927, a judicial decree conveyed the property from Hotaling's estate to his heirs, Jane Hotaling Swinerton and George H. Hotaling (K-35). These parties subsequently conveyed their interest in all of the property to Charles Oster on August 7, 1928 (K-36). Oster conveyed the property to Minevada Corporation, a Nevada corporation, of which he was president on September 3, 1929 (K-37).

Oster conveyed a 100-foot-wide parcel of the property to the State of Nevada in June 1933 (K-38), and the remainder of the parcel to J.E. Knapp in October 1936 (K-39). It remained in the hands of individuals until at least March 30, 1938 (K-43). In 1937 or 1938, E. G. Frawley leased the mill to William Donovan (document not found). At this point, there is a gap in the title history, although in 1939, South Comstock Tailings Disposal Co. appears on the tax roll as the owner of the Rock Point Millsite.

The title history resumes with the transfer of the property by the South Comstock Tailings Disposal Co. to the state of Nevada in November, 1954 (K-44). Since that time, title has remained with the state. However, in May, 1966, an individual named Starr Hill, Jr. was successful in an action against William Bourne and his unknown heirs to quiet title on the property (K-45). There is no indication that he ever received title to the property from the state, and in April, 1975, the State received a judgment against him to quiet title on the property (K-46). The property is currently owned by the State of Nevada (A-32;A013072) (A-22;A013001).

The Rock Point Mill was one of seven mills owned and operated by the Union Mill and Mining Company as evidenced by documents obtained in research regarding Union Mill and Mining Company H.F. Dangberg, et al. (1890), Federal Archives and Records Administration Case File No. 520.

The current assessed owners of the historic millsite parcels are:

Current Assessed Owners

<u>Parcel No.</u>	<u>Owner</u>
16-091-18	State of Nevada, Dayton State Park
06-021-04	Lyon County
06-021-06	Donovan, William M. Jr., et al P.O. Box 1 Silver City, Nevada 89428
06-022-01	Chang, M. Trust P.O. Box 70393 Stockton, California 95267
06-022-02	McCreary, K. & S./Wetzel, P. & L. 35 Whitaker Lane Fallon, Nevada 89406
none	State of Nevada Department of Transportation (land under Highway 50)

The title tree and title abstract for the Rock Point Mill follow. The Preliminary Millsite Map for the Rockpoint Millsite is included with the Freeborn & Sheldon Millsite on page 129. The title documents are contained in Attachment X.

**Figure 9 Rock Point Mill Title Tree**

**PARTIALLY SCANNED  
OVERSIZE ITEM(S)**

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for partially scanned image(s).

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**ROCK POINT MILLSITE**

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
09-24-1859	Land Claim	United States of America (Act of Congress 09-04-1841)	William R. Johnson	320 acres North of Keller claim	10-22-1859	CCR Kinsey A	110	(K-1)
10-24-1859	Deed	Wm. R. Johnson	Francis Tagliabue	320 acre Johnson land claim (Kinsey A/110)				(not found)
02-01-1860?	Deed	W. W. Nichols	David A. Jennings Abner Barker	3/32 Rock Point	Book Missing	Mng & Misc A	289-291	Book Missing
02-01-1860	Deed	W. W. Nichols	J. P. Holmes	3/32 Rock Point Mill Property	Book Missing	Mng & Misc A	287-289	Book Missing
02-07-1860	Deed	Francis Tagliabue	Henry Degroot	Johnson claim of 320 acres in Kinsey A/110	04-30-1860	CCR Kinsey B	124-125 (K-2)	Also LC/CCR A/040-041 (K-2A)
10-30-1860	Survey of Land Claim	S. H. Marlette, County Surveyor, for Henry Degroote	Henry Degroot	640 acres including Rock Point area (no mill shown)	02-23-1861	CCR A Surveys (Morse)	053	(K-3)
03-28-1861?	Deed	Henry Degroot	Wm. V. Wells	1/16 640 acres	11-12-1863	B	756-758	(not found)
04-16-1861	Survey of Land Claim	John Day, Deputy County Surveyor	Rock Point Mill Co. Chainmen: James M. Holmes & Hugh Logan	Mill Site and Water Right (44.06 acres) Mill shown on plat	05-07-1861	CCR Morse Surveys A	094	(K-4)
06-25-1861	Deed	Henry Degroot	Henry Gregory	1/2 of 640 acre surveyed for Degroot on 10-30-1860	06-25-1861	CCR Morse Deeds A	733-734	Also LC/CCR A/473-375 (K-5)

ROCK POINT MILL SITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
09-18-1861	Deed	Henry Degroot	Willard B. Farwell	1/6 land claim for 640 acres in A/47 (10-30-1860)	09-20-1861	CCR Kings 1	307-308 (K-6)	Also LC/CCR 562-563 (K-6A)
09-18-1861	Deed	Henry Degroot	William V. Wells	1/6 of 640 acres in Surveys A/47 made on 10-30-1860	09-20-1861	Kings CCR Deeds 1	310-311 (K-7)	Also LC/CCR A/565-567 (K-7A)
12-08-1861	Deed	J. P. Holmes	W. W. Nichols	3/16 Rock Point Mill (no mention of acreage)	12-11-1861	CCR Deeds Vol. 1	708-709 (K-8)	Also LC/CCR Deeds A/653-655 (K-8A)
01-04-1862	Deed	Logan & Hugh Logan	Jennings	3/4 Rock Point Mill	Book Missing	Mng & Misc A	011-113	Book Missing
02-24-1862	Deed	David A. Jennings	Washoe Gold & Silver Mining Co. No. 1	1/2 of 3/4 Rock Point Property (44.06 acres)	04-09-1862	Deeds A	118-120	(K-9)
03-01-1862	Deed	John C. Black	J. P. Holmes	1/8 Rock Point Quartz Mill	03-03-1862	Mng & Misc A	306-307	Book Missing
03-26-1862	Deed	J. P. Holmes	Washoe Gold & Silver Mining Co. No. 1	1/8 Rock Point Quartz Mill formerly known as the Logan, Holmes and Black Mill and 140 acres	04-09-1862	Deeds A	120-122	(K-10)
03-26-1862	Deed	J. P. Holmes	A. W. Barker David A. Jennings	1/32 Rock Point Quartz Mill and 140 acres	04-09-1862	Deeds A	122-124	(K-11)

**ROCK POINT MILLSITE (continued)**

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
02-02-1863	Deed	Abner H. Barker	Imperial Silver Mining Company	1/8 Rock Point Mill Property of 44.06 acres, recorded at request of Wells Fargo & Company	03-30-1863	Deeds B	008-011	(K-12)
02-23-1863	Deed	Washoe Gold and Silver Mining Co. No. 1	Imperial Silver Mining Company	1/2 Rock Point Mill Property of 44.06 acres, recorded at request of Wells Fargo & Company	03-30-1863	Deeds B	026-029	(K-13)
03-09-1863	Deed	James P. Holmes	Imperial Silver Mining Company	3/8 Rock Point Mill Property of 44.06 acres, recorded at request of Wells Fargo & Company	03-30-1863	Deeds B	021-024	(K-14)
03-23-186_	Deed	Imperial Silver Mining Company (NV Corp)	Imperial Silver Mining Company (CA Corp)	Rock Point Property	Book Missing	Misc A	291-293	Book Missing
11-15-1866	Deed	Henry Gregory	Robert Robinson	Referenced in Deed F/577	11-22-1866	Deeds E	595-597	Not found
05-11-1867	State Patent	State of Nevada	Wm. B. Bourne	160 ac. SE 1/4 Sec 14 This patent recinded before 08-18-1869	05-11-1867	State Patents Vol. 1	006	(K-15)
01-23-1868	Deed	Robert Robinson	Jonas Seely	640 acres Degroot land claim including "water power and privilege with Rock Point Mill"	01-23-1868	Deeds F	263-264	(K-16)
03-24-1868	Decree	Robert Robinson Bankrupt	William B. Thornburgh	All property	04-08-1868	Misc C	309	(K-17)
09-18-1868	Deed	William V. Wells	Imperial Silver Mining Company	2/6 of 640 acres in Degroot Survey A/047 (no mention of mill)	04-17-1869	Deeds F	540-541	(K-18)

**ROCK POINT MILLSITE (continued)**

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
02-20-1869	Land Grant	United States	State of Nevada	SE 1/4, Section 14				(K-19)
Before 08-11-1869	Jdgmt.	Imperial Mining Company (Def.)	Robinson, Farwell & Wells (Plaint.)	Property recovered from Imperial in lawsuit Mill & area 150 x 300 yds - mentioned in Deeds F/605		Clerk unable to locate records		
06-02-1869	Deed	Jonas Seely	R. S. Mesick	1/2 of Johnson tract (A/110) 1/2 of Gregory/Robinson interest (E/595)	06-15-1869	Deeds F	577-578	(K-20)
08-11-1869	Deed	R. S. Mesick Jonas Seely	Union Mill and Mining Company	1/2 of Johnson tract (A/110) 1/2 property recovered from Imperial Silver	08-12-1869	Deeds F	605-606	(K-21)
08-18-1869	State Patent	State of Nevada	Jonas Seely	SE 1/4, Section 14	08-18-1869	State Patent Vol. 1	076	(K-22)
06-15-1891	Execu- tor's Deed	Ellen M. Stevenson, Executrix for estate of C. C. Stevenson	Union Mill and Mining Company	Rock Point Mill, which stands on a millsite owned by Union Mill and Mining Company	06-17-1891	Deeds H	087-089	(K-23)
Before 04-03-1900	Assign- ment	J. C. Pierson	Herman Davis	Interest in Rock Point Quartz Mill and Millsite				Not found
04-03-1900	Bill of Sale	Union Mill and Mining Company	Herman Davis	Rock Point Quartz Mill	09-03-1909	Deeds Q	208	Document #7029 (K-24)
04-23-1900	Lease	Union Mill and Mining Company (CA Corp.)	Herman Davis	5 year lease of Rock Point Mill and Millsite	06-05-1900	Misc G	082-085	(K-25)

**ROCK POINT MILLSITE (continued)**

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
04-23-1900	Bill of Sale	Union Mill and Mining Company	Herman Davis	Right to tear down Rock Point Quartz Mill	06-15-1900	Misc G	086-087	(K-26)
10-26-1901	Agt.	Herman Davis and J. E: Gignoux dba Nevada Reduction Works	Nevada Reduction Works (NV corp)	Interest in Rock Point Quartz Mill, including slimes and tailings per Misc G/086 in exchange for all stock in Nevada Reduction Works	10-26-1901	Misc G	223	(K-27)
12-30-1901	Mortgage	Nevada Reduction Works	Eugene F. Howard	Davises Cyanide Plant Water Power Quartz Mill known as Rock Point Mill and Lease on Rock Point Millsite from Union Mill and Mining Company	01-03-1902	Mtg. E	464-466	(K-28)
11-10-1903	Lease Extension	Nevada Reduction Works	Union Mill and Mining Company	Notice of extension of 5 year lease G/082	11-13-1903	Misc G	337	(K-29)
11-27-1905	Corporate Resolution	Union Mill and Mining Company		Authorization to sell property	12-12-1905	Deeds O	114-115	(K-30)
11-27-1905	Deed	Union Mill and Mining Company	Herman Davis	160 acre Rock Point Mill Site upon which Rock Point Mill is located Lands in Patent at G/351	12-12-1905	Deed O	115-117	Document #335 (K-31)
08-24-1907	Release	Wm. Donovan, mortgagee		Handwritten note releasing mortgage at E/464	08-24-1907	Mtg. E	465	(K-28)
01-13-1909	Deed	Herman Davis	Nevada Mining Reduction and Power Company (SD Corp.)	160 acre Rock Point Mill Site upon which Rock Point Mill is located Lands in Patent at G/351	01-15-1909	Deeds P	464-467	Document #6049 (K-32)

ROCK POINT MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
06-05-1913	Deed	Sheriff for Nevada Mining Reduction and Power Company	R. M. Hotaling	160 acre Rock Point Mill Site and Quartz Mill on millsite	06-12-1913	Deeds S	182-185	Document #10928 (K-33)
07-23-1925	Deed	The Hotaling Estate Company (CA Corp)	Richard M. Hotaling	All Property	08-17-1925	Deeds X	234-236	Document #31934 (K-34)
10-08-1927	Decree	Estate of Richard Manderful Hotaling	George H. Hotaling Jane Hotaling Swinerton	Mill and Rock Point Millsite being SE 1/4 of Section 14 and SE 1/4 of NE 1/4 of Section 23	10-10-1927	Misc M	189-197	Document #35078 (K-35)
08-07-1928	Deed	Jane H. Swinerton George H. Hotaling	Charles Oster	Mill and Rock Point Millsite being SE 1/4 of Section 14 and SE 1/4 of NE 1/4 of Section 23	02-24-1937	Deeds Z	035-036	Document #36166 (K-36)
09-03-1929	Deed	Charles Oster	Minevada Corporation (NV Corp)	Mill and Rock Point Millsite being SE 1/4 of Section 14 and SE 1/4 of NE 1/4 of Section 23	02-21-1930	Deeds Z	221-223	Document #36934 (K-37)
06-14-1933	QC Deed	Minevada Corporation	State of Nevada	100' wide Parcel in SE 1/4 of Section 13	08-16-1933	Deeds 27	383	Document #39962 (K-38)
10-10-1936	Deed	Minevada Corporation (NV Corp.)	J. E. Knapp	160 acres called Rock Point Millsite being property where Rock Point Mill is located (SE 1/4 of Section 14)	02-24-1937	Deeds 29	204-205	Document #43905 (K-39)

ROCK POINT MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
10-14-1936	Deed	J. E. Knapp	Snell Smith	SE 1/4 Section 14 known as Rocky Point Millsite	02-24-1937	Deeds 29	206	Document #43906 (K-40)
04-07-1937	Deed	Snell Smith Anna M. Smith	Francis C. Wilson	SE 1/4 Section 14 known as Rocky Point Millsite	07-01-1937	Deeds 29	308	Document #44431 (K-41)
04-19-1937	Deed	Francis C. Wilson Charlotte L. Wilson	E. G. Frawley	SE 1/4 Section 14 known as Rocky Point Millsite	07-01-1937	Deeds 29	309	Document #44432 (K-42)
03-30-1938	Deed	E. G. Frawley Nita C. Frawley	J. R. Donovan	SE 1/4 Section 14 known as Rocky Point Millside excepting Mill	04-02-1938	Deeds 29	534-535	Document #45149 (K-43)
	Lease	E. G. Frawley Nita C. Frawley	William Donovan	Rocky Point Mill				Not Searched
11-05-1954	Deed	South Comstock Tailings Disposal Company (NV Corp.)	State of Nevada	160 acres (SE 1/4 Section 14) 28.33 acres in NE 1/4 Section 23	11-12-1954	Deeds 39	118-119	Document #66580 (K-44)
02-16-1966	Complaint	Starr Hill, Jr. (Plaintiff)	William B. Bourne, et al. (Defendants)	SE 1/4 of Section 14, T. 16 N., R. 21 E., MDB&M Starr Hill did not name people who had been on tax roll	02-16-1966	—	—	Clerk 4665

ROCK POINT MINE SITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
05-26-1966	Jdgmt.	William B. Bourne, et al. (Def.)	Starr Hill, Jr.	SE 1/4 of Section 14, T. 16 N., R. 21 E., MDB&M Starr Hill began paying taxes on property in 1960's in name of Wm. Bourne (Case No. 4665)	06-07-1966	Misc Y	262- 263	Document #96154 (K-45)
04-16-1975	Judmt.	Starr Hill, Jr. South Comstock Tailings Disposal Company William M. Bourne, et al. Mary Ellen Donovan Brendon Donovan	State of Nevada (Plaintiff)	SE 1/4 of Section 14 Case No. 5410	07-31-1975	—	—	Document #23018 (K-46)



## 2.10 Freeborn and Sheldon Mill

This mill was also called the "Patterson and Shaw's Quartz Mill" and "Shaw's Quartz Mill". It is shown as being in the eastern half of Block 55 on McBrides and Parker's map of Mineral Rapids, Carson County, Utah Territory, and on a pre-1905 map of Dayton, Lyon County, Nevada Territory. The mill is also depicted on the Record of Survey done for Wentling and Page in 1863 (Book A of Territorial Surveys, Page 384 (Map 18)). The mill was apparently located nearly due east of the Rock Point Mill.

This millsite was located on land originally claimed by William R. Johnson on September 24, 1859 (L-1). This claim also included land that became the Rock Point Millsite; and the history of the Freeborn and Sheldon Millsite is closely tied to that of Rock Point.

There were competing claims for the land on which the Freeborn and Sheldon Mill stood. In addition to Johnson's claim, the land was claimed on February 2, 1860 by S. D. Sears, G. A. Sears, William R. Sears, William M. Ormsby, Miles Collins, J. M. Thompson, William McBride, and James Dow (L-3).

Johnson's claim was deeded to Henry Degroot by Francis Tagliabue on February 27, 1860 (L-2), while James Dow deeded a one-ninth interest of the claim to which he was party to George N. Shaw on May 18, 1861 (L-5). The disposition of the remaining eight-ninths of that interest is unclear. The conflicting interests were reconciled later in 1861 when Degroot conveyed four acres at the terminus of the Shaw and Patterson ditch to Mark Sheldon (L-7), and Shaw deeded "Shaw's Mill" to Sheldon and William Freeborn (L-6).

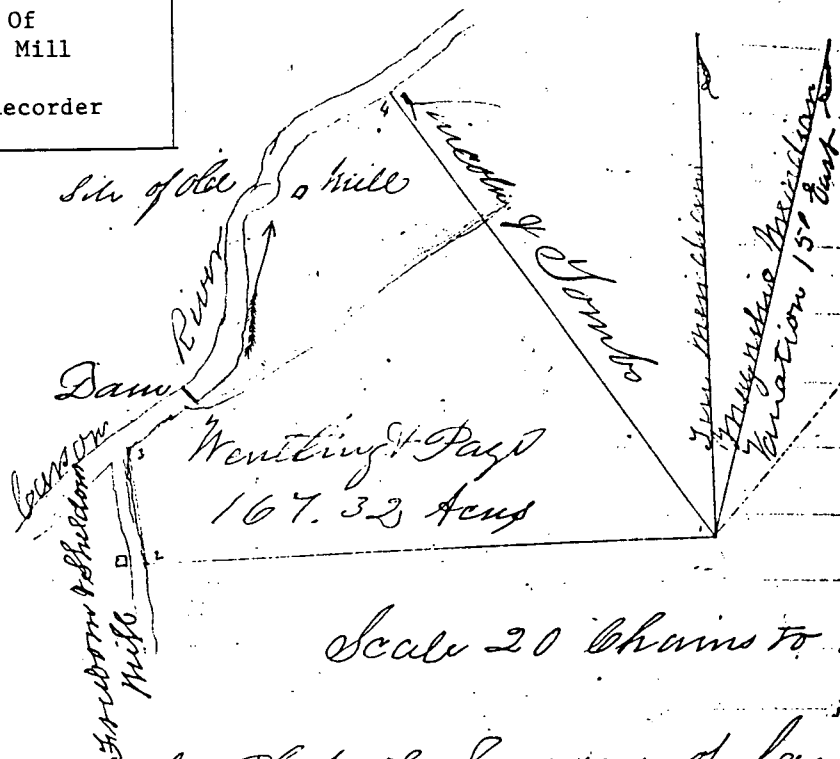
In Kelley's 1862 Directory and in his Second Directory of 1863, this mill was described as formerly being Shaw's Mill, situated on the east side of the Carson River, three quarters of a mile below Dayton. The building was 75 feet square and at full capacity operated 48 stamps and crushed 30 tons per day. William Freeborn and Mark Sheldon were identified as the owners (A-2;A011027) (A-3;A008137).

Freeborn and Sheldon deeded the mill and millsite to Ophir Silver Mining Co. on June 8, 1864 (not found), and shortly thereafter, on September 6, 1864, Ophir Silver deeded it to Imperial Silver Mining Co. (L-8), although this conveyance excepted the mill machinery and building erected by Freeborn and Sheldon. At this point, the history of the mill becomes unclear. As no documents after this date specifically make reference to the Mill; it may have been torn down.

After its acquisition by Imperial Silver, the land appears to have again become a portion of the Rock Point parcel, and the title history follows that of the Rock Point Millsite.

1863 Survey of Land Claim  
Showing Location Of  
Freeborn & Sheldon Mill

Source: Lyon County Recorder



Description and Plot of Survey of land about half mile below Dayton Lyon County Nevada for mill sites water rights Agricultural and other purposes Town lots &c. also claiming the dam and site of dam and Addison & Page by Wm A. Jackson Deputy Surveyor September 19th 1868. Chairmen H. L. and Robert Goodman Bearings Expressed from assumed line an Variation at Station 1- 15° East Beginning at Station No 3 of Survey No 203 at a marked No 2 & V No 3 when set stake marked P No 1 and running thence 58.90 chains towards chimney of Freeborn & Sheldon to a stake on bank of mill race (now bed of River) N 4 P No 2 where flag staff in Dayton S 2 1/2 N thence N 12.00 chains down mill race to stake set on right bank Cannon River marked W & P No 3 thence 1/4 mile down right bank over on a North-Easterly

The current assessed owner for the historic millsite parcel is:

Current Assessed Owner

Parcel No.

Owner

16-091-18

State of Nevada, Dayton State  
Park

The title tree, title abstract and Preliminary Millsite Map for the Freeborn and Sheldon Mill follow. The title documents are contained in Attachment XI.

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**Figure 10 Freeborn and Sheldon Title Tree**

**PARTIALLY SCANNED  
OVERSIZE ITEM(S)**

See document # 2346500 (17 of 21)  
for partially scanned image(s).

For complete hardcopy version of the oversize document  
contact the Region 9 Regional Records Center – Superfund Division

FREEBORN & SHELDON MILLSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
09-24-1859	Land Claim		William R. Johnson	320 acres North of Keller claim	10-22-1859	CCR Kinsey A	110	(L-1)
10-24-1859	Deed	William R. Johnson	Francis Tagliabue	320 acre Johnson land claim (Kinsey A/110)				(not found)
02-07-1860	Deed	Francis Tagliabue	Henry DeGroot	Johnson claim of 320 acres in Kinsey A/110	04-30-1860	CCR Kinsey B	124-125	Also LC/CCR A/040-041 (L-2)
02-09-1860	Land Claim for Town		S. D. Sears J. M. Thompson Wm. McBride Wm. R. Sears Wm. M. Ormsby G. A. Sears Miles Collins James G. Dow	640 acres approximately 44 rods north of Keller's log store Claim made under Act of Congress 09-04-1841 for town of Mineral Rapids	02-15-1860	Kinsey A	232-233	(L-3)
10-30-1860	Survey of Land Claim	United States of America (Act of Congress 09-04-1841)	Henry DeGroot	640 acres including Rock Point area (no mill shown)	02-23-1861	CCR A Surveys (Morse)	053	(L-4)
05-18-1861	Deed	James G. Dow	Geo. N. Shaw	1/9 of 1 sq. mile north of Chinatown 1/9 town of Mineral Rapids	05-22-1861	CCR Deeds C	737-738	(L-5)
10-04-1861	Deed	George N. Shaw	William Freeborn (51/100) Mark Sheldon (49/100)	Millsite and Shaw's Mill	10-09-1861	CCR Deeds 2	100	(L-6)
06-19-1861	Deed	Henry Degroot	Mark Sheldon	Shaw & Patterson ditch 4 acres at terminus of ditch	06-20-1861	CCR Deeds A	711-712	LC/CCR Deeds A/470-471 (L-7)

FREEBORN & SHELDON MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNT. PAGE	DOCUMENT NUMBER
06-08-1864	Deed	William Freeborn Mark Sheldon	Ophir Silver Mining Company (CA Corp.)	Blocks 44-45, 48-57, 68 4 acre millsite at terminus of ditch ditch constructed by Shaw & Patterson		Deeds D	52-53	Not found
09-06-1864	Deed	Ophir Silver Mining Company (CA Corp.)	Imperial Silver Mining Company	Blocks 44-45, 48-57, 68 4 acre millsite (near terminus of ditch) excepting mill machinery and building erected and owned by Freeborn and Sheldon and conveyed by them to Ophir Silver	11-15-1864	Deeds D	257- 260	(L-8)
05-11-1867	State Patent	State of Nevada	William B. Bourne	160 acre SE $\frac{1}{4}$ of Sect. 14 This patent recinded before 08-18-1869	05-11-1867	State Patents Vol. 1	006	(L-9)
02-20-1869	Land Grant	United States	State of Nevada	SE 1/4, Section 14				(L-10)
08-11-1869	Deed	R. S. Mesick and Jonas Seely	Union Mill and Mining Company	1/2 of Johnson tract (A/110) 1/2 property recovered from Imperial Silver	08-12-1869	Deeds F	605- 606	(L-11)
08-18-1869	State Patent	State of Nevada	Jonas Seely	SE $\frac{1}{4}$ , Section 14	08-18-1869	State Patent Vol. 1	076	(L-12)
04-23-1900	Lease	Union Mill and Mining Company (CA Corp.)	Herman Davis	5 year lease of Point Point Mill and Millsite	06-15-1900	Misc G	082- 085	(L-13)
10-26-1901	Agt.	Herman Davis and J. E. Gignoux dba Nevada Reduction Works	Nevada Reduction Works (NV Corp.)	Interest in Rock Point Quartz Mill per Misc G/086 in exchange for all stock in Nevada Reduction Works	10-26-1901	Misc G	223	(L-14)

FREEBORN & SHELDON MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
12-30-1901	Mortgage	Nevada Reduction Works	Eugene F. Howard	Davises Cyanide Plant Water Power Quartz Mill known as Rock Point Mill and lease on Rock Point Millsite from Union Mill and Mining Company	01-03-1902	Mtg. E	464-466	(L-15)
11-10-1903	Lease Extension	Nevada Reduction Works	Union Mill and Mining Company	Notice of extension of 5 year lease G/082	11-13-1903	Misc G	337	(L-16)
11-27-1905	Corporate Resolution	Union Mill and Mining Company		Authorization to sell property	12-12-1905	Deeds O	114-115	(L-17)
11-27-1905	Deed	Union Mill and Mining Company	Herman Davis	160 acre Rock Point Mill Site upon which Rock Point Mill is located Lands in Patent at G/351	12-12-1905	Deed O	114-117	Document #335 (L-18)
08-24-1907	Release	Wm. Donovan, mortgagee		Handwritten note releasing mortgage at E/464	08-24-1907	Mtg. E	465	(L-15)
01-13-1909	Deed	Herman Davis	Nevada Mining Reduction and Power Company (SD Corp.)	160 acre Rock Point Mill Site upon which Rock Point Mill is located Lands in Patent at G/351	01-15-1909	Deeds P	464-467	Document #6049 (L-19)
06-05-1913	Deed	Sheriff for Nevada Mining Reduction and Power Company	R. M. Hotaling	160 acre Rock Point Mill Site and Quartz Mill on millsite	06-12-1913	Deeds S	182-185	Document #10928 (L-20)
07-23-1925	Deed	The Hotaling Estate Company (CA Corp.)	Richard M. Hotaling	All Property	08-17-1925	Deeds X	234-236	Document #31934 (L-21)
10-08-1927	Decree	Estate of Richard Manderful Hotaling	George H. Hotaling Jane Hotaling Swinerton	Mill and Rock Point Millsite being SE $\frac{1}{4}$ of Section 14 and SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 23	10-10-1927	Misc M	189-197	Document #35078 (L-22)



FREEBORN & SHELDON MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
08-07-1928	Deed	Jane H. Swinerton George H. Hotaling	Charles Oster	Mill and Rock Point Millsite being SE $\frac{1}{4}$ of Section 14 and SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 23	02-24-1937	Deeds Z	035- 036	Document #36166 (L-23)
09-03-1929	Deed	Charles Oster	Minevada Corporation (NV Corp)	Mill and Rock Point Millsite being SE $\frac{1}{4}$ of Section 14 and SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 23	02-21-1930	Deeds Z	221- 223	Document #36934 (L-24)
10-10-1936	Deed	Minevada Corporation (NV Corp.)	J. E. Knapp	160 acres called Rock Point Millsite being property where Rock Point Mill is located (SE 1/4 of Section 14)	02-24-1937	Deeds 29	204- 205	Document #43905 (L-25)
10-14-1936	Deed	J. E. Knapp	Snell Smith	SE 1/4 Section 14 known as Rocky Point Millsite	02-24-1937	Deeds 29	206	Document #43906 (L-26)
04-07-1937	Deed	Snell Smith Anna M. Smith	Francis C. Wilson	SE 1/4 Section 14 known as Rocky Point Millsite	07-01-1937	Deeds 29	308	Document #44431 (L-27)
04-19-1937	Deed	Francis C. Wilson Charlotte L. Wilson	E. G. Frawley	SE 1/4 Section 14 known as Rocky Point Millsite	07-01-1937	Deeds 29	309	Document #44432 (L-28)
03-30-1938	Deed	E. G. Frawley Nita C. Frawley	J. R. Donovan	SE 1/4 Section 14 known as Rocky Point Millside excepting Mill	04-02-1938	Deeds 29	534- 535	Document #45149 (L-29)
11-05-1954	Deed	South Comstock Tailings Disposal Company (NV Corp.)	State of Nevada	160 acres (SE 1/4 Section 14) 28.33 acres in NE 1/4 Section 23	11-12-1954	Deeds 39	118- 119	Document #66580 (L-30)
02-16-1966	Com- plaint	Starr Hill, Jr. (Plaintiff)	William B. Bourne, et al. (Defendants)	SE 1/4 of Section 14, T. 16 N., R. 21 E., MDB&M Starr Hill did not name people who had been on tax roll	02-16-1966	—	—	Clerk 4665

## FREEBORN &amp; SHELDON MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
05-26-1966	Jdgmt.	William B. Bourne, et al. (Def.)	Starr Hill, Jr.	SE 1/4 of Section 14, T. 16 N., R. 21 E., MDB&M Starr Hill began paying taxes on property in 1960's in name of Wm. Bourne (Case No. 4665)	06-07-1966	Misc Y	262- 263	Document #96154 (L-31)
04-16-1975	Judmt.	Starr Hill, Jr. South Comstock Tailings Disposal Company William M. Bourne, et al. Mary Ellen Donovan Brendon Donovan	State of Nevada (Plaintiff)	SE 1/4 of Section 14 Case No. 5410	07-31-1975	—	—	Document 23018 (L-32)

**Preliminary Map 7**  
**Freeborn & Sheldon Millsite**  
**Rockpoint Millsite and Illinois Millsite**

**PARTIALLY SCANNED  
OVERSIZE ITEM(S)**

See document # 2346500 (18 of 21)  
for partially scanned image(s).

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## 2.11 Gautier Mill

The precise location of the Gautier Mill can not be determined at this time. Based on the title search, an approximate location is shown on a current tax assessor map (Map 19). The earliest map showing a location was a hand drawn map included with the Survey for Land Claim filed by Addison S. Page and Jo. B. Wentling on September 19, 1863 (M-10). It showed the mill as being located on the east bank of the Carson River, a short distance downstream from the Freeborn and Sheldon Mill. Apparently the course of the Carson River had changed by 1876 and has changed several times since. The Ditch and Flume map shows the Carson River in 1863 as being about 1/8 of a mile farther west of its 1876 location. This would place the Gautier Mill near the east bank of the river in 1863, but west of the river in 1876.

The course of the river as surveyed in 1876 appears to be close to its present location. Because of the uncertainty as to the original location of the Gautier Mill and the Carson River, title searches have been done on two parcels, one for the Empey parcel which lies south and east of the Carson River and one for the Allred parcel which lies north and west of the River. These title histories have been combined into one narrative and abstract for the Gautier Mill and have been designated as either the Empey parcel or the Allred parcel.

The Gautier Mill apparently operated less than three years. According to a reference in a later deed (M-2), in August, 1860, Albert Grinell and George Tyler filed a land claim pursuant to the September 4, 1841 Act of Congress. On February 2, 1861, a Certificate of Survey was filed by John Kalt and Paul Kalt for 110.98 acres on both sides of the Carson River, commencing at a point about one mile north east of Chinatown (Dayton) (M-1).

On March 12, 1861, Albert Grinell and George Tyler conveyed to John Hastings a tract of land 80 rods by 160 rods (1320 feet x 2640 feet) on the east side of the Carson River, north of the Logan and Holmes Mill (M-2). On March 25, 1861, John Kalt and Paul Kalt conveyed to John Hastings all their interest in a portion of the tract of land as described in the Certificate of Survey filed on February 2, 1861, lying east of the Carson River (M-3). There was no mention of the mill in these deeds so it is believed that John Hastings possibly constructed the mill after he acquired his interest.

John Kalt and Paul Kalt conveyed all their interest in a portion of the tract of land as described in the Certificate of Survey filed on February 2, 1861, lying northwest of the Carson River on May 1, 1861 (M-4). This parcel was subject to a Mortgage dated May 1, 1861 in the amount of \$2250 (M-5).

On July 18, 1861, Francis Wilson conveyed all his interest in a portion of the tract of land as described in the Certificate of Survey filed on February 2, 1861, lying northwest of the Carson River, being the same land as conveyed by Kalt to Freeborn and Card on May 1, 1861 (M-6). There is no document which would indicate how Francis Wilson acquired his interest in the property.

TO DAYTON ←

Map 19

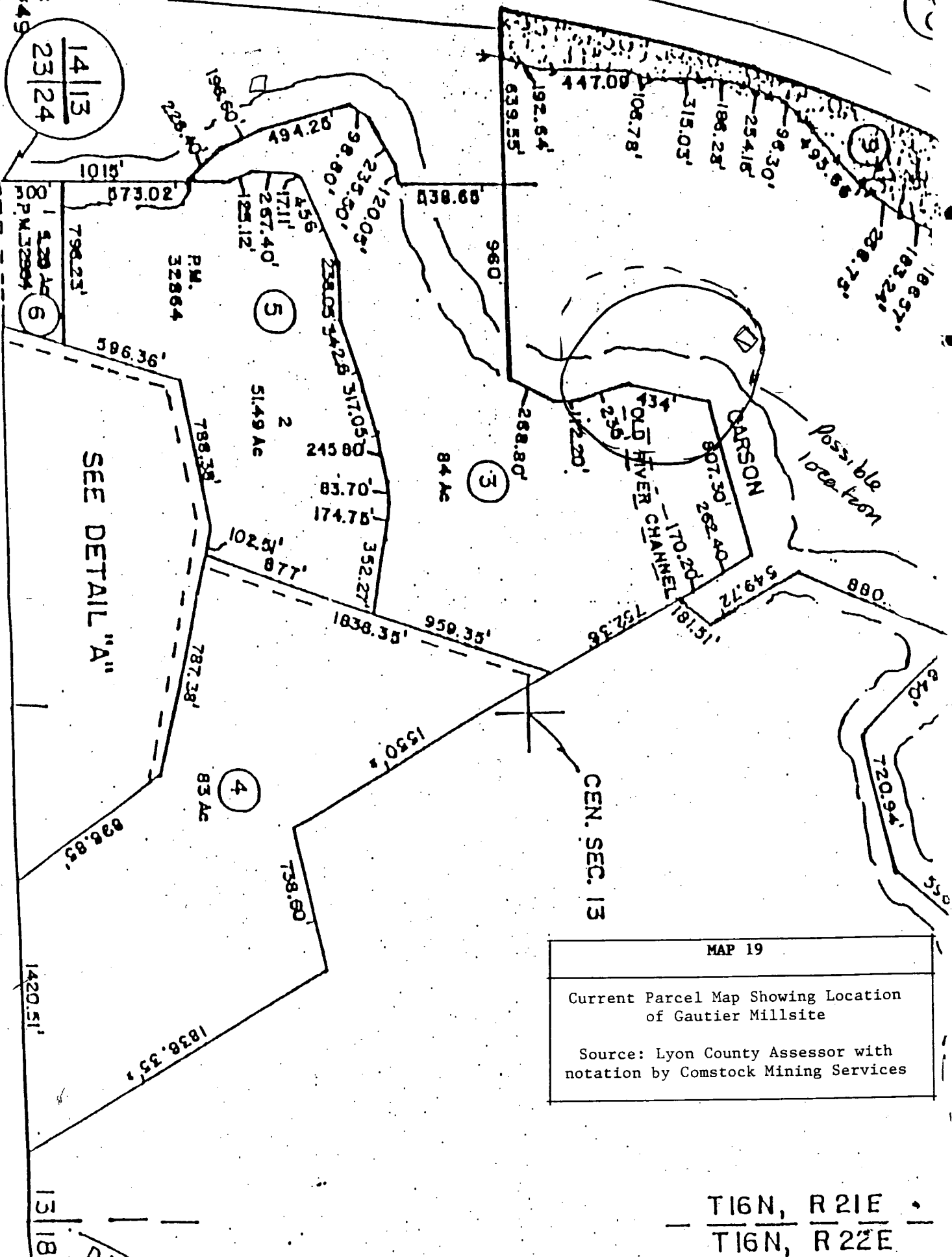
5.20AC  
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14 13  
23 24

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6

SEE DETAIL "A"

CURRENT PARCEL MAP



T16N, R21E  
T16N, R22E

John Hastings conveyed to H. V. S. McCullough on September 27, 1861 all his interest in the mill property north of the Logan and Holmes Mill as described in the deed from Grinell and Tyler to John Hastings (M-7). McCullough then conveyed a 1/2 interest to L. P. Gautier on November 12, 1861. This conveyance included 1/2 interest in the mill property, the dam, water privileges, and machinery (M-8).

In Kelley's 1862 Directory, the Gautier Mill was described as being situated below Shaw's (the Freeborn & Sheldon Mill) on the same side of the river and as being driven by water through a ditch nearly a mile long. It ran 10 stamps and crushed 15 tons of rock per day. The owners were listed as H. V. McCullough and L. P. Gautier (A-2;A011027).

On January 22, 1863, L. P. Gautier and Antonio Gautiers, his wife, conveyed to M. W. Starling and G. W. Blackford the mill property located about one mile north from Chinatown as described in the deed from Grinell and Tyler to John Hastings, the dam, and water privileges. The deed states "the intention of this deed was to convey the tract of land described and known as the Gautier and Lossuck which the parties of the first part have" (M-9). There is no deed in the title history which conveys the 1/2 interest of H. V. McCullough to Gautier although it appears as though he has conveyed the entire interest in the mill at this point. This is the last conveyance which references a mill or mill property.

On September 19, 1863, a Survey for Land Claim was filed by Addison S. Page and Jo. B. Wentling for 167.32 acres of land on the east side of the Carson River, north of the Freeborn & Sheldon Mill. A plat included in the document shows the "site of old mill" on the east bank of the Carson River (M-10). Addison S. Page and Jo. B. Wentling then conveyed to M. W. Starling and Mary A. Collins the 167.32 acres of land as described in M-10 on September 8, 1864 (M-12).

M. W. Starling filed a Survey of Land Claim on June 29, 1864, for a tract of land lying north and west of the Carson River and containing 52.83 acres (M-11).

The United States conveyed a Patent to the Central Pacific Railroad of California for all of Section 13, T. 16 N., R. 21 E., on December 5, 1876 (M-13).

On December 21, 1877, the Central Pacific Railroad conveyed to the Sutro Tunnel Company the SW 1/4, W 1/2 NW 1/4, NE 1/4 NW 1/4 of Section 13, T. 16 N., R. 21 E., and other lands (M-14).

On December 21, 1877, the Central Pacific Railroad conveyed to Nicola Rossi the SE 1/4, NW 1/4 of Section 13; T. 16 N., R. 21 E., and other lands (M-15). It is not known what happens to the Rossi interest as no documents have been located to show a conveyance from Rossi.

On January 14, 1889, a Certificate of Sale was filed in the Ninth Circuit Court ordering the Sutro Tunnel Company to convey to Union Trust Company of New York as substitute for Hugh McCalmont, et al, the S 1/2 SW 1/4 and W 1/2 NW 1/4 of Section 13, T. 16 N., R. 21 E., and other lands (M-16).

On August 2, 1889, the Sutro Tunnel Company conveyed to Union Trust Company of New York the S 1/2 SW 1/4 and W 1/2 NW 1/4 of Section 13, T. 16 N., R. 21 E., and

other lands. The recording of this document was requested by Wells Fargo & Co. (M-17).

On September 30, 1889, the Sutro Tunnel Company conveyed to Union Trust Company of New York rights in all agreements and contracts entered into with various persons, corporations and mining companies. The recording of this document was requested by Wells Fargo & Co. (M-18).

On September 1, 1889, Union Trust Company of New York conveyed to Comstock Tunnel Company the S 1/2 SW 1/4 and W 1/2 NW 1/4 of Section 13, T. 16 N., R. 21 E., and other lands acquired in the foreclosure of the Sutro Tunnel Company (M-19). Comstock Tunnel Company then executed a mortgage with Union Trust Company of New York using properties acquired in the foreclosure of the Sutro Tunnel Company as security, on September 1, 1889. Two mortgages were recorded, however they appear identical (M-20).

On June 11, 1891, Union Trust Company of New York agreed to transfer and convey to Comstock Tunnel Company the sum of \$101,356.13 as part of the Judgment and Decree dated December 11, 1889, against the Sutro Tunnel Company (M-21).

On January 9, 1903, the Comstock Tunnel Company conveyed to Louis Pierotti, Dante Baroni, Sbragio Guiseppi, Bernardo Ricci and Sbragio Vincenzo 30.8 acres of land being a portion of the SW 1/4 of Section 13, T. 16 N., R. 21 E. (M-22).

The Union Trust Company of New York resigned its position as mortgagee in trust under the mortgage dated September 1, 1889 between the Comstock Tunnel Company and Union Trust Company of New York, on March 24, 1903 (M-23). On May 27, 1903, the Bondholders of the Comstock Tunnel Company appointed James M. Leonard, Franklin Leonard, Jr. and Avery F. Cushman as new Trustees under the mortgage dated September 1, 1889 from the Comstock Tunnel Company to the Union Trust Company of New York (M-24).

On March 27, 1915, the Comstock Tunnel Company conveyed to Celestino Carrara all their interest in land in Section 13 lying south and east of the Carson River, not previously sold (M-25).

On April 28, 1915, Celestino Carrara conveyed to Guilio Puccinelli, America Quilici, Duilio Quilici, Salvatore Quilici and Vincenzo Quilici an undivided 1/6 interest to each of land in Section 13 lying south and east of the Carson River, not previously sold by the Comstock Tunnel Company. Celestino Carrara retains an undivided 1/6 interest (M-26). On April 29, 1915, Celestino Carrara, Guilio Puccinelli, America Quilici, Duilio Quilici, Salvatore Quilici and Vincenzo Quilici then convey to Albert Baroni, two parcels of land, 114.8 acres and 1.75 acres, lying in the southern portion of Section 13 (M-27).

On August 28, 1917, Albert Baroni conveyed to Olinto Baroni, Bernardo Ricci Dante Baroni and Vincenzo Sbragia, two parcels of land, 114.8 acres and 1.75 acres, lying in the southern portion of Section 13 (M-28).

On July 28, 1919, Dante Baroni, by his Attorney-in-Fact Olinto Baroni, conveyed to Bernardo Ricci an undivided 1/4 interest in two parcels of land, 114.8 acres



and 1.75 acres, lying in the southern portion of Section 13; and a portion of the SE 1/4 NW 1/4 and NE 1/4 of SW 1/4 of Section 13 (M-29).

On March 12, 1920, Vincenzo Sbragia conveyed to Pietro Monticelli an undivided 1/4 interest in two parcels of land, 114.8 acres and 1.75 acres, lying in the southern portion of Section 13; and a portion of the SE 1/4 NW 1/4 and NE 1/4 SW 1/4 of Section 13 (M-30). On May 17, 1923, Pietro Monticelli conveyed his 1/4 interest in these same lands to Olinto Baroni (M-31).

On November 20, 1924, Olinto Baroni and Bernardo Ricci conveyed to Alberto Baroni and Alda Baroni an undivided one third (1/3) interest in two parcels of land, 114.8 acres and 1.75 acres, lying in the southern portion of Section 13; and a portion of the SE 1/4 NW 1/4 and NE 1/4 of SW 1/4 of Section 13. "The purpose of this conveyance is in effect to show that the said Olinto Baroni, Bernardo Ricci, parties of the first part and Alberto Baroni and Alda Baroni, jointly, the parties of the second part, are each owners of an undivided one third (1/3) interest of the above described property" (M-32).

On May 28, 1928, Bernardo Ricci and Elisa Ricci conveyed to Olinto Baroni an undivided one third (1/3) interest in two parcels of land, 114.8 acres and 1.70 acres, lying in the southern portion of Section 13, and a portion of the SE 1/4 NW 1/4 and NE 1/4 of SW 1/4 of Section 13 (M-33).

On May 5, 1936 Assunta Baroni, wife of Olinto Baroni, Alberto Baroni and Alda Baroni granted to Olinto Baroni all their interest in the 263.9 acre ranch lying south and east of the Carson River in Section 13 (M-34).

On September 15, 1937, a Decree was filed in the First Judicial Court of the State of Nevada in and for Lyon County, quieting title and granting to Olinto Baroni title in fee to 263.9 acres lying south and east of the Carson River in Section 13 (M-35).

On September 30, 1939, Olinto Baroni granted to Alda Baroni an undivided one third (1/3) interest in 263.9 acres lying south and east of the Carson River in Section 13 (M-36).

On January 16, 1947, a Decree of Settlement of Account and Final Distribution was filed in the First Judicial Court of the State of Nevada in and for Lyon County, in the matter of the Estate of Olinto Baroni, Deceased. It conveyed an undivided 2/3 interest in 263.9 acres lying south and east of the Carson River in Section 13, to Assunta Baroni, widow of Olinto Baroni and Dante Baroni, son of Olinto Baroni in equal shares (M-37). On August 6, 1951, Assunta Baroni, Dante Baroni by their Attorney-in-Fact, A. A. Baroni and Alda Sbragia, formerly Alda Baroni, granted to Mary Louise Darling all their interest in 263.9 acres lying south and east of the Carson River in Section 13 (M-38).

On April 7, 1959, Blake Darling, Mary Louise Darling and Michael Darling, dba Empire Ranch granted to John de Runtz and Margaret Hollister de Runtz, his wife, all their interest in 263.9 acres lying south and east of the Carson River in Section 13 (M-39). No documents have been located to indicate how Blake Darling, Micheal Darling or Empire Ranch acquired their interest.

On November 6, 1959, Richard H. Conklin conveyed a 1968.68 acre tract, which includes the Allred parcel, lying north and west of the Carson River to Dayton Land and Livestock. The title history for the Conklin interest was not searched (M-40).

The Dayton Land and Livestock then conveyed the 1968.68 acre tract including the Allred parcel, lying north and west of the Carson River to Charles Steen on May 11, 1962 (M-41).

On July 20, 1965, T/Seven Ranches conveyed to Golden Bee, Inc. a tract of land lying north and west of the Carson River, including the Allred parcel, (M-42). No search was conducted to show how T/Seven Ranches acquired their interest.

Peter S. Brown and Barbara L. Brown conveyed the same tract and other lands to Allran, Inc., a Nevada corporation, on May 24, 1968 (M-43). No search to indicate how Peter S. Brown and Barbara L. Brown acquired their interest was conducted. Allran, Inc. then conveyed the tract to Edward C. Allred and Charmay Allred on October 21, 1977 (M-44).

On March 13, 1970, John de Runtz and Margaret Hollister de Runtz executed a Property Settlement Agreement whereby Margaret Hollister de Runtz transferred and conveyed to John de Runtz all her interest in 263.9 acres lying south and east of the Carson River in Section 13 (M-45).

On June 6, 1974, John de Runtz granted to Walter H. Todd and Venus Todd, his wife; Gary H. Todd and Dorothy Todd, his wife; and Gregg L. Todd and Jane Todd, his wife all interest in 79.56 acres lying south and east of the Carson River in Section 13 (M-46). Also on June 6, 1974, Walter H. Todd and Venus Todd, husband and wife; Gary H. Todd and Dorothy Todd, husband and wife; and Gregg L. Todd and Jane Todd, husband and wife then granted to Gregg L. Todd and Jane Todd, husband and wife, all interest in 79.56 acres lying south and east of the Carson River in Section 13 (M-47). Gregg L. Todd and Jane Todd, husband and wife assigned and transferred by a Deed of Trust to Title Insurance and Trust Company as Trustee and John de Runtz as Beneficiary, as a security interest, 79.56 acres lying south and east of the Carson River in Section 13, on June 6, 1974 (M-48).

On August 28, 1976, Gregg L. Todd and Jane Todd, husband and wife granted to Loftin's Ormsby House, a Nevada Corporation, all interest in 79.56 acres lying south and east of the Carson River in Section 13 (M-49). Loftin's Ormsby House then granted to Gene F. Empey and Janet H. Empey all interest in 79.56 acres lying south and east of the Carson River in Section 13 on August 28, 1976 (M-50).

The current assessed owners of the historic millsite parcels are:

Current Assessed Owners

<u>Parcel No.</u>	<u>Owner</u>
16-321-02	Allred, Edward C. & Charmay 3050 Airport Way Long Beach, California 90806
16-321-03	Empey, Gene F. & Janet H. 512 South Curry Street Carson City, Nevada 89701
none	State of Nevada Department of Transportation (land under Highway 50)

The title tree and title abstract for the Gautier Mill follow. The Preliminary Millsite Map for the Gautier Millsite is included with the Succor Millsite on page 153. The title documents are contained in Attachment XII.

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**Figure 11 Gautier Mill Title Tree**

**PARTIALLY SCANNED  
OVERSIZE ITEM(S)**

See document # 2346500 (19 of 21)  
for partially scanned image(s).

For complete hardcopy version of the oversize document  
contact the Region 9 Regional Records Center – Superfund Division

## GAUTIER QUARTZ MILLSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
08-1860	Land Claim	United States of America (Act of Congress 09-04-1841)	Albert Grinell George Tyler	Empey Parcel	Not Found			reference in (M-2)
02-02-1861	Survey of Land Claim	United States of America (Act of Congress 09-04-1841)	John Kalt Paul Kalt	110.98 acres on both sides of Carson River Empey and Allred parcels	02-14-1861	CCR Survey D	062	(M-1)
03-12-1861	Deed	Albert Grinell George Tyler	John Hastings	80 x 160 rod parcel, lying east of the river Empey parcel	06-04-1861	CCR Morse A	666	Also LC/CCR A/448-450 (M-2)
03-25-1861	Deed	John Kalt Paul Kalt	John Hastings	Portion of 110.98 acres in Survey A/046 east of the Carson River Empey parcel	06-03-1861	CCR Deeds C	756-757	(M-3)
05-01-1861	Deed	Paul Kalt John Kalt	J. S. Freeborn Wm. L. Card	Portion of A/46 north and west of Carson River	05-04-1861	CCR Deeds C	554-555	Also LC/CCR A/403-405 (M-4)
05-01-1861	Mtg.	J. S. Freeborn Wm. L. Card	Paul Kalt John Kalt	Lands on A/554 Allred parcel	05-04-1861	CCR Deeds A	714-716	CCR Mtg. A (M-5)
07-18-1861	Deed	Francis Wilson	J. S. Freeborn Wm. L. Card	Land north and west of Carson River, same as conveyed in C/554 Allred parcel	08-06-1861	CCR 1	037-038	Also LC/CCR A/511-513 (M-6)
09-27-1861	Deed	John Hastings	H.V.S. McCullough	Mill Property from Robert Grinell and George Tyler Empey parcel	10-01-1861	CCR Deeds 1	386-387	(M-7)

## GAUTIER QUARTZ MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
11-12-1861	Deed	H.V.S. McCullough	L. P. Gautier	1/2 interest in mill property and machinery Empey parcel	11-19-1861	CCR Deeds 2	255-256	Also LC/CCR A/734-736 (M-8)
01-22-1863	Deed	L. P. Gautier Antonio Gautier	M. W. Starling G. W. Blackford	Parcel from Grinnel and Tyler known as Gautier & Lossuck Empey parcel	01-22-1863	Deeds A	667-668	(M-9)
09-19-1863	Survey for Land Claim	United States of America (Act of Congress 09-14-1841)	Addison S. Page Jo. B. Wentling	167.32 acres on east side of Carson River near Freeborn & Sheldon Mill Empey parcel	09-21-1863	Surveys A	384	(M-10)
06-29-1864	Survey of Land Claim		M. W. Starling	52.83 acres north and west of Carson River includes land in Kalt ranch Allred parcel	06-30-1864	Lyon & Churchill Cos. Surveys A	108	(M-11)
09-08-1864	Deed	Addison S. Page Jo B. Wentling	M. W. Starling Mary A. Collins	167.32 acres in Surveys A/384 on the east side of the river Empey parcel	09-08-1864	Deeds D	180-181	(M-12)
12-05-1876	Patent	United States of America	Central Pacific Railroad Company of California	Section 13, T. 16 N., R.21 E. Empey and Allred parcels				Patent #24 (M-13)
12-21-1877	Deed	Central Pacific Railroad Company (CA Corp.)	Sutro Tunnel Company	SW $\frac{1}{4}$ of Sec. 13 NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 13 W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 13	12-29-1877	Deeds H	559-561	(M-14)
12-21-1877	Deed	Central Pacific Railroad Company (CA Corp.)	Nicola Rossi	SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 13 Portion of Empey parcel	03-27-1878	Deeds H	591-593	(M-15)

## GAUTIER QUARTZ MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
01-14-1889	Cert. of Sale	U. S. Ninth Circuit Court by James Moore U. S. Marshall	Union Trust Company of New York, substitute for Hugh McCalmont, et al.	S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Sec. 13 W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 13 Portion of Empey and Allred parcels	01-28-1889	Misc C	700-705	(M-16)
08-02-1889	Deed	Sutro Tunnel Company by James Moore U. S. Marshall	Union Trust Company of New York (NY Corp.)	S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Sec. 13 W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 13 Recording requested by Wells Fargo & Co.	08-12-1889	Deeds K	529-535	(M-17)
09-30-1889	Deed	Sutro Tunnel Company (CA Corp.)	Union Trust Company of New York (NY Corp.)	rights in various agreements and contracts; recording requested by Wells Fargo & Company	10-16-1889	Deeds K	569-576	(M-18)
09-01-1889	Deed	Union Trust Company of New York (NY Corp.)	Comstock Tunnel Company (NY Corp.)	S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Sec. 13 W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 13	10-28-1889	Deed K	598-604	(M-19)
09-01-1889	Mtg.	Comstock Tunnel Company (NY Corp.)	Union Trust Company of New York (NY Corp.)	Against property in K/598	10-28-1889	Mtg. D	138-159 & 619-640	(M-20)
06-11-1891	Agt.	Union Trust Company of New York (NY Corp.)	Comstock Tunnel Company (NY Corp.)	Sutro Property; \$101,356.13 acquired from Sutro Tunnel Company	08-12-1891	Misc F	087-090	(M-21)
01-09-1903	Deed	Comstock Tunnel Company (NY Corp.)	Louis Pierotti Dante Baroni Sbragio Giuseppe Bernardo Ricci Sbragio Vincenzo	30.8 acre parcel which includes part of Empey parcel	03-02-1903	Deeds N	439-441	(M-22)
03-24-1903	Resign	Union Trust Company of New York	Comstock Tunnel Company	Union Trust resigns as mortgagee on mortgage dated 09-01-1889	04-07-1915	Misc J	081	(M-23)



## GAUTIER QUARTZ MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
05-27-1903	Agt.	Bond holders of the Comstock Tunnel Company	James M. Leonard Franklin Leonard, Jr. Avery F. Cushman	Appoints new trustee under the mortgage	04-07-1915	Misc J	082-083	(M-24)
03-27-1915	Deed	Comstock Tunnel Company (NY Corp.)	Celestino Carrara	Lands in Sec. 13 south and east of Carson River which had previously not been sold Empey parcel	04-07-1915	Deeds S	578-580	(M-25)
04-28-1915	Deed	Celestino Carrara	Guilio Puccinelli America Quilici Duilio Quilici Salvatore Quilici Vincenzo Quilici	1/6 each of lands in S/578 (1/6 retained by Carrara) Empey parcel	05-01-1915	Deeds S	598-599	(M-26)
04-29-1915	Deed	Celestino Carrara Guilio Puccinelli America Quilici Duilio Quilici Salvatore Quilici Vincenzo Quilici	Albert Baroni	114.8 acre parcel and 1.75 acre parcel, which is part of Empey parcel	07-13-1915	Deeds T	032-033	(M-27)
08-28-1917	Deed	Albert Baroni	Olinto Baroni Bernardo Ricci Dante Baroni Vincenzo Sbragia	114.8 acre parcel and 1.75 acre parcel, which is part of Empey parcel	11-26-1917	Deeds U	011-012	(M-28)
07-28-1919	Deed	Dante Baroni by Olinto Baroni	Bernardo Ricci	undivided 1/4 interest in 116.55 acres conveyed in U/011	04-30-1924	Deeds W	580-582	Document #32023 (M-29)
03-12-1920	Deed	Vincenzo Sbragia	Pietro Monticelli	undivided 1/4 interest in 116.55 acres conveyed in U/011	04-21-1920	Deeds V	259-261	Document #25016 (M-30)
05-17-1923	Deed	Pietro Monticello	Olinto Baroni	1/4 interest in 116.55 acres conveyed in U/011	05-24-1923	Deeds W	387	Document #31455 (M-31)

## GAUTIER QUARTZ MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
11-20-1924	Deeds	Orlinto Baroni Bernardo Ricci	Albert Baroni and Alda Baroni, sons of Dante Baroni (deceased)	1/3 interest in 116.55 acres as conveyed in U/011	05-25-1928	Deeds Y	431- 432	Document #35609 (M-32)
05-28-1928	Deed	Bernardo Ricci Elisa Ricci	Olinto Baroni	1/3 interest in 116.55 acres as conveyed in U/011	05-25-1928	Deeds Y	434- 436	Document #35612 (M-33)
05-05-1936	Deed	Assunta Baroni (wife of Olinto) Alberto Baroni (Son) Alda Baroni (Son)	Olinto Baroni	Their interest in 263.9 acre Baroni Ranch, includes 116.55 acres conveyed in U/011	06-11-1936	Deeds 29	012- 013	Document #43089 (M-34)
09-15-1937	Decree (Quiet Title)	Felipeli Lovig Giovanni Pucetti Emanuel Isola Carlo Sbragia Dante Baroni Vincenzo Sbragia Pietro Monticelli Pietro Sbragia Giuseppi Giurlani William B. Bourne Dulio Quilici Salvatore Quilici Gregorio Donati Esmeraldo Quilici Comstock Tunnel Company (NY Corp.)	Olinto Baroni (Pl.)	263.9 acre Baroni Ranch, includes 116.55 acres conveyed in U/011	09-15-1937	Misc O	528- 529	Document #44657 (M-35)
09-30-1939	Deed	Olinto Baroni	Alda Baroni	undivided 1/3 interest in 263.9 acre Baroni Ranch, includes 116.55 acres conveyed in U/011	02-01-1946	Deeds 34	054- 056	Document #53073 (M-36)
01-16-1947	Decree of Settle- ment	Estate of Olinto Baroni (1946)	Assunta Baroni (widow) Dante Baroni (son)	2/3 of 263.9 acre Baroni Ranch, includes 116.55 acres conveyed in U/011	01-17-1947	Misc R	074- 076	Document #54328 (M-37)

## GAUTIER QUARTZ SITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
08-06-1951	Deed	Assunta Baroni Dante Baroni by A. A. Baroni, and Alda Sbragia formerly Alda Baroni	Mary Louise Darling	263.9 acre Baroni Ranch, includes 116.55 acres conveyed in U/011  Empey parcel	08-15-1951	Deeds 36	557- 558	Document #59331 (M-38)
04-07-1959	Deed	Blake Darling Mary Louise Darling Michael Darling dba Empire Ranch	John T. deRuntz and Margaret Hollister deRuntz	263.9 acres on east side of Carson River, includes 116.55 acres conveyed in U/011  Empey parcel	05-01-1959	Deeds 42	247- 248	Document #75588 (M-39)
11-06-1959	Deed	Richard H. Conklin	Dayton Land & Livestock	1968.68 acres	11-17-1959	Deeds 42	492- 493	Document #76625 (M-40)
05-11-1962	Deed	Dayton Land & Livestock	Charles Steen	1968.68 acres	09-05-1962	Deeds 45	169- 170	Document #83946 (M-41)
07-20-1965	Deed	T/Seven Ranches (NV Corp.)	Golden Bee, Inc. (Dela Corp.)		08-02-1965	Deeds 48	271- 272	Document #92874 (M-42)
05-24-1968	Deed	Barbara L. Brown Peter S. Brown	Allran, Inc. (NV Corp.)		07-25-1968	Deeds 51	549- 554	Document #101901 (M-43)
10-21-1977	GBS Deed	Allran, Inc. (NV Corp.)	Edward C. Allred Charmay Allred (JT)		11-14-1977	---	--	Document #34728 (M-44)
03-13-1970	Prop- erty Settle- ment	Margaret Hollister deRuntz	John deRuntz	263.9 acres on east side of Carson River and other property, includes 116.55 acres conveyed in U/011	03-15-1970	None	.	Document #14405 (M-45)

## GAUTIER QUARTZ MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
06-06-1974	Deed	John deRuntz	Gregg H. Todd Jane Todd Walter H. Todd Venus E. Todd Gary H. Todd Dorothy Todd	Empey Parcel 79.56 acres located south and east of Carson River parcel 1 on map of Empey chain	06-24-1974	None		Document #19068 (M-46)
06-06-1974	Deed	Gregg H. Todd Jane Todd Walter H. Todd Venus E. Todd Gary H. Todd Dorothy Todd	Gregg L. Todd Jane Todd	Empey Parcel, 79.56 acres	06-24-1974	None		Document #19069 (M-47)
06-06-1974	Deed of Trust	Gregg L. Todd Jane Todd	John deRuntz	Empey Parcel, 79.56 acres	06-24-1974	None		Document #19070 (M-48)
08-28-1976	Deed	Gregg L. Todd Jane Todd	Loftin's Ormsby House (NV Corp.)	Empey Parcel, 79.56 acres	09-07-1976	None		Document #28240 (M-49)
08-28-1976	Deed	Loftin's Ormsby House	Gene F. Empey Janet H. Empey	Empey Parcel, 79.56 acres; Tax Assessor Parcel 16-321-03	09-07-1976	None		Document #28241 (M-50)

## 2.12 Succor Mill

The approximate location of the Succor mill is in the northwest quarter of Section 13, T. 16 N., R. 21 E., and is shown on the current Tax Assessor's map (Map 20). In 1862, the description of the mill placed it one and a half miles below Dayton, on the west bank of the Carson River. It was water powered; the water being brought through a ditch thirty feet wide. It ran fifteen stamps with a crushing capacity of twenty tons per day. (A-2;A011027)

The chain of title for the Succor Mill and for the Gautier Mill have many common documents because both millsites were located on a 110.98 acre tract originally claimed by Paul and John Kalt on February 2, 1861 (N-1, N-2). These 110.98 acres were on both sides of the Carson River and included a section of the river itself.

Paul and John Kalt conveyed the property to J.S. Freeborn and William L. Card on May 1, 1861 (N-3). Freeborn and Card signed a mortgage to the Kalts on the same day (N-4, N-5). On July 18, 1861, Francis Wilson deeded what appears to be the same tract of land to Freeborn and Card (N-6). The description of Wilson's conveyance in the deed is identical to the one in the Kalts' conveyance to Freeborn and Card dated May 1, 1861 (N-3). There is no explanation for this duplication in the deeds. Possibly Francis Wilson had only a small interest in the property that is not reflected in the deed (N-6). It is also feasible that Freeborn and Card had deeded the property to Wilson sometime between May, 1861 (when they first got it from the Kalts), and July 18, 1861 when Wilson deeded it back to them.

Also on July 18, 1861, Freeborn and Card deeded the ditch right-of-way and 10 acres of their property to Benjamin Ober, George Stead and Joseph H. Moore, in trust for Succor Loan Company (N-7). The two partners deeded "water rights" to J.H. Moore on August 20, 1861 (N-7a). J.S. Freeborn conveyed a right-of-way and ownership of the "ditch or mill race" located on the Carson River to George Stead on October 14, 1861 (N-8). On October 26, 1861, William Card deeded a watertower also on the river to Captain Card (N-9). These transactions suggest that plans to build a mill on this ten acre plot were underway during this time.

There is then a fifteen-year gap in the chain interrupted only by a survey of a 52.83 acre land claim by M.W. Starling on June 29, 1864 (N-10). Kelley's Second Directory of 1863 states that soon after the Succor mill was completed in the winter of 1862, a change in the channel of the river destroyed the new mill. The fact that the Carson River flooded and washed out the mills sometime before 1863 could explain the gap in title documents. The Succor mill was then moved to a location near the Succor Mine, in Gold Hill. (A-3;A008126) The current Tax Assessor's parcel plot 16-32 shows an old river channel in the NW 1/4 of Section 13. This may be the original river channel as described in the 1863 Directory.

On December 5, 1876, the United States issued a land patent to the Central Pacific Railroad Company of California for a tract including the original 110.98 acres as well as adjacent land on the northwest side of the river (N-11). Central Pacific conveyed its interest in two parcels. The first, the southwest quarter, the northeast quarter of the northwest quarter and the west half of



the northwest quarter of Section 13 was deeded to Sutro Tunnel Company on December 21, 1877 (N-12). The second parcel was conveyed to Nicola Rossi on March 21, 1878 and consisted of the southeast quarter of the northwest quarter (N-13). The U.S. Marshall, as representative for Sutro Tunnel, transferred the south half of the southwest quarter and the west half of the northwest quarter of the property to Union Trust Company of New York on January 14, 1889 (N-14). Although the certificate of sale was dated January, 1889, the transfer of title to Union Trust did not occur until August 2, 1889 (N-15). Union Trust sold its holdings to Comstock Tunnel Company on September 1, 1889 (N-17); the new owner acquired a mortgage on this date (N-18).

A judicial order made on October 1, 1888 required the Sutro Tunnel Company to convey all of its property holdings to the Union Trust Company (N-16). Sutro Tunnel complied, deeding its interest in the Succor Millsite property to Union Trust on September 30, 1889. It is worth noting that the interests Sutro Tunnel conveyed to Union Trust involved many local mining companies. This transaction was recorded at the request of Wells Fargo Bank. On June 11, 1891, Union Trust Company signed an agreement with Comstock Tunnel Company for the transfer of property set forth in the September 1, 1889 deeds (N-20). The delay in transfer was probably due to the resolution of the court case involving Sutro Tunnel Company. Union Trust resigned as mortgagee for Comstock Tunnel on March 24, 1903 (N-21). This led the bondholders of Comstock to appoint James H. Leonard, Franklin Leonard, Jr., and Avery F. Cushman as trustees under the mortgage on May 27, 1903 (N-22).

At this point, the history of the Succor Millsite trails off until 1959. Richard H. Conklin conveyed a 1968.68 acre tract including the Succor property to Dayton Land and Livestock on November 6, 1959 (N-23). Dayton Land and Livestock deeded the property to Charles Steen on May 11, 1962 (N-24). The next record is T/Seven Ranches of Nevada's conveyance of the same property to Golden Bee, Inc. of Delaware on July 20, 1965 (N-25). Here again the chain is broken and resumes at the end with two transactions: Barbara L. and Peter S. Brown conveyed the property to Allran, Inc. of Nevada on May 24, 1968 (N-26) and Allran, Inc. deeded its share to current owners Edward C. and Charmay Allred on October 21, 1977 (N-27).

The current assessed property owners for the historic millsite parcels are:

Current Assessed Owners

<u>Parcel No.</u>	<u>Owner</u>
16-091-18	State of Nevada, Dayton State Park
16-321-02	Allred, Edward C. & Charmay 3050 Airport Way Long Beach, California 90806
16-321-03	Empey, Gene F. & Janet H. 512 South Curry Street Carson City, Nevada 89701
none	State of Nevada Department of Transportation (land under Highway 50)

The title tree, title abstract and Preliminary Millsite Map for the Succor Mill follow. The title documents are contained in Attachment XIII.



**Figure 12 Succor Mill Title Tree**

**PARTIALLY SCANNED  
OVERSIZE ITEM(S)**

See document # 2346500 (20 of 21)  
for partially scanned image(s).

For complete hardcopy version of the oversize document  
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SUCCOR MILLSITE

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
02-02-1861	Survey of Land Claim	United States of America (Act of Congress 09-04-1841)	Paul Kalt John Kalt	110.98 acres on both sides of Carson River	02-14-1861	CCR Morse A	046	(N-1)
02-02-1861	Survey of Land Claim	United States of America (Act of Congress 09-04-1841)	Paul Kalt John Kalt	110.98 acres on both sides of Carson River	02-14-1861	CCR Kinsey D	062	(N-2)
05-01-1861	Deed	Paul Kalt John Kalt	J. S. Freeborn Wm. L. Card	Portion of A/46 north and west of Carson River	05-04-1861	CCR Deeds C	554-555	Also LC/CCR A/403-405 (N-3)
05-01-1861	Mtg.	J. S. Freeborn Wm. L. Card	Paul Kalt John Kalt	Lands on A/554	05-04-1861	CCR Deeds A	714-716	(N-4)
05-01-1861	Mtg.	J. S. Freeborn Wm. L. Card	Paul Kalt John Kalt	Duplicate of C/714	05-03-1861	CCR Mtg. A	093-095	(N-5)
07-18-1861	Deed	Francis Wilson	J. S. Freeborn Wm. L. Card	Land north and west of Carson River	08-06-1861	CCR 1	037-038	Also LC/CCR A/511-513 (N-6)
07-18-1861	Deed	William S. Card J. S. Freeborn	Benjamin Ober George Stead Joseph H. Moore as Trustees for the Succor Loan Company of San Francisco	10 acre portion of Kalt Ranch	08-05-1861	CCR Deeds 1	026-027	Also LC/CCR A/509-511 (N-7)
08-20-1861	Deed	J. S. Freeborn	J. H. Moore	Water rights to Carson River	09-03-1861	CCR Deeds 2	034-035	(N-7a)
10-14-1861	Deed	J. S. Freeborn	Geo Stead	Land in CCR Deed C/554 for mill race	10-17-1861	CCR Deeds 2	112-113	(N-8)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNT PAGE	DOCUMENT NUMBER
10-26-1861	Deed	Wm. L. Card	Capt. L. Card	Land in CCR Deed C/554	10-28-1861	CCR Deeds 2	153-154	(N-9)
06-29-1864	Survey of Land Claim		M. W. Starling	52.83 acres north and west of Carson River includes land in Kalt ranch	06-30-1864	Lyon & Churchill Cos. Surveys A	108	(N-10)
12-05-1876	Patent	United States of America	Central Pacific Railroad Company of California	Section 13, T 15N, R21E				Patent #24 (N-11)
12-21-1877	Deed	Central Pacific Railroad Company (CA Corp.)	Sutro Tunnel Company	SW $\frac{1}{4}$ of Section 13 NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 13 W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 13	12-29-1877	Deeds H	559-561	(N-12)
03-21-1878	Deed	Central Pacific Railroad Company (CA Corp.)	Nicola Rossi	SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 13	03-27-1878	Deeds H	591-593	(N-13)
01-14-1889	Marshall's Cert. of Sale	Marshall for Sutro Tunnel Company	Union Trust Company of New York, substitute for Hugh McCalmont, et al.	S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 13 W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 13	01-28-1889	Misc. C	700-705	(N-14)
08-02-1889	Deed	Sutro Tunnel Company by U.S. Marshall	Union Trust Co. of New York	S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 13 W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 13 Recording requested by Wells Fargo & Co.	08-12-1889	Deeds K	529-535	(N-15)
09-30-1889	Deed	Sutro Tunnel Company (CA Corp.)	Union Trust Company of New York (NY Corp.)	W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 13	10-16-1889	Deeds K	569-576	(N-16)
09-01-1889	Deed	Union Trust Company of New York (NY Corp.)	Comstock Tunnel Company (NY Corp.)	S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 13 W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 13	10-28-1889	Deed K	598-604	(N-17)

SUCCOR MILLSITE (continued)

DATE	INST	GRANTOR	GRANTEE	PROPERTY & COMMENTS	DATE RECORDED	COUNTY BOOK	COUNTY PAGE	DOCUMENT NUMBER
09-01-1889	Mtg.	Comstock Tunnel Company (NY Corp.)	Union Trust Company of New York (NY Corp.)	Against property in K/598	10-28-1889	Mtg. D	138-159	(N-18)
09-01-1889	Mtg.	Comstock Tunnel Company (NY Corp.)	Union Trust Company of New York (NY Corp.)	Against property in K/598	07-21-1894	Mtg. D	619-640	(N-19)
06-11-1891	Agt.	Union Trust Company of New York (NY Corp.)	Comstock Tunnel Company (NY Corp.)	Sutro Property	08-12-1891	Misc. F	087-090	(N-20)
03-24-1903	Resign.	Union Trust Company of New York		Union Trust resigns as mortgagee on mortgage dated 09-01-1889	04-07-1915	Misc J	081	(N-21)
05-27-1903	Agt.	Bondholders of the Comstock Tunnel Company	James M. Leonard Franklin Leonard, Jr. Avery F. Cushman	Appoints new trustee under the mortgage	04-07-1915	Misc J	082-083	(N-22)
11-06-1959	Deed	Richard H. Conklin	Dayton Land & Livestock	1968.68 acres	11-17-1959	Deeds 42	492-493	Document #76625 (N-23)
05-11-1962	Deed	Dayton Land & Livestock	Charles Steen	1968.68 acres	09-05-1962	Deeds 45	169-170	Document #83946 (N-24)
07-20-1965	Deed	T/Seven Ranches (NV Corp.)	Golden Bee, Inc. (Dela Corp.)		08-02-1965	Deeds 48	271-272	Document #92874 (N-25)
05-24-1968	Deed	Barbara L. Brown Peter S. Brown	Allran, Inc. (NV Corp.)		07-25-1968	Deeds 51	549-554	Document #101901 (N-26)
10-21-1977	GBS Deed	Allran, Inc. (NV Corp.)	Edward C. Allred Charmay Allred (JT)		11-14-1977	---	--	Document #34728 (N-27)

**Preliminary Map 8**  
**Succor Millsite and Gautier Millsite**

**PARTIALLY SCANNED  
OVERSIZE ITEM(S)**

See document # 2346500 (21 of 21)  
for partially scanned image(s).

For complete hardcopy version of the oversize document  
contact the Region 9 Regional Records Center – Superfund Division

## 2.13 Frenches Mill

The Frenches mill was located between the Kustel and Winters Mills and the Keller and Co. mill. According to the July 1856 survey notes for the township survey, Frenches Mill bears N. 27° E. from the quarter corner between Sections 23 and 26 and bears N. 74° W. from the common corner of Sections 23, 24, 25, and 26, T. 16 N., R. 21 E., MDBM. When these bearings are used to plot the location of Frenches Mill, a location under Highway 50 is obtained (Map 21).

The title history for this millsite is incomplete. The only recorded documents obtained for this site show that a mill was in operation in July of 1861. At that time, on July 16, 1861, Charles Patterson conveyed a 1/4 interest in "a mill sight (sic) situated on the Carson River adjoining Winters and Woodworth Cos. Mill Sight on the East Side of Said River and extending about one mile up said river and taken up and located by William C. Barton, John Barton, J.N. Barton and Charles Patterson..." (O-1).

On August 15, 1861, A.J. Dustan conveyed a 1/3 interest in a certain mill cite (sic) to Chris Porter (O-2). It is not clear if this is the same millsite, but it is described as being situated about one mile from China Town on the Carson River between James Mosheimer and J.B. Winters Mill. On September 20, 1861, Chris Porter conveyed his 1/3 interest to Prince Brown (O-3). The current assessed owners of the historic millsite parcels are:

### Current Assessed Owners

<u>Parcel No.</u>	<u>Owner</u>
none	State of Nevada Department of Transportation (land under Highway 50)
06-101-02	Anderson, Royce P.O. Box AP Incline Village, Nevada 89450
06-063-03	Lyon County, Dayton Town Park
06-081-03	Lyon County, Dayton Cemetery

There is no title tree or title abstract for the Frenches millsite. The Preliminary Millsite Map for the Frenches Millsite is included with the Birdsall Millsite on page 55. Title documents are included in Attachment XIV.



Undated Map Showing Location  
of French's Mill

Source: 1865 Survey Notes as Plotted  
on unofficial Post - 1905 Assessor's Map  
by Ann Marie Harris

TOTAL FOR PARCEL B 2963 AC

P.M. 7/20/71

635

#### 2.14 Other Mills

In the Draft Interim Dayton Mill Report and subsequent research, SAIC/TSC and Comstock has identified the names of other mills within the Dayton area. To SAIC/TSC's knowledge, the following explanation applies.

Reservoir Mill - probably the Birdsall and Carpenter Mill

Stead and Hunt Mill - probably the Solomon and Davis Mill

Stewart and Winters Mill - probably one of the Woodworth Mills

Palmyra Mill - located near Como, not Dayton

Mosheimer Mill - probably older of the Kustel and Winters Mills

In addition, one new Mill (the Davis Cyanide Mill) was found in the city of Dayton. Due to time and budget constraints, this mill was not researched.

#### 3.0 CONCLUSIONS

This report presents SAIC/TSC's results of historical and title research in order to identify the operations, past and present ownership and locations of millsites in and around Dayton, Nevada. Where gaps in the chain of title exist, it has been noted in the narrative of the report.